

MOSES LAKE CITY COUNCIL

Michael Ecret
Richard Pearce
Brent Reese

Jon Lane
Mayor



Joseph K. Gavinski
City Manager

David Curnel
Karen Liebrecht
Dick Deane

July 27, 2010

AGENDA

Sophia Guerrero, Executive Secretary

Council Chambers
7:00 p.m.

1. Roll Call
 2. Pledge of Allegiance
 3. IDENTIFICATION OF CITIZENS WANTING TO DISCUSS AGENDA ITEMS
IDENTIFICATION OF CITIZENS WANTING TO DISCUSS NON-AGENDA ITEMS
 4. PRESENTATIONS AND AWARDS
 - A. Proclamation - National Night Out
 5. CONSENT AGENDA
 - A. Approval of Minutes - July 13, 2010
 - B. Approval of Bills and Checks Issued
 - C. Resolution - Inter-Fund Loan Building Maintenance
 6. COMMISSION APPOINTMENTS - None
 7. CONSIDERATION OF BIDS AND QUOTES - None
 8. PETITIONS, COMMUNICATION, OR PUBLIC HEARINGS
 - A. Communication - Request permission to extend facility use - Moses Lake Farmers Market
 - B. Communication - Request to work off hours - Seal Coat Project 2010 - Central WA Asphalt
 - C. Communication - Request to work off hours- Park Orchard Elementary School Construction Project -T.W. Clark Construction
 9. ORDINANCES AND RESOLUTIONS
 - A. Ordinance - Amend MLMC Chapter 3.30 Utility Occupational Tax -^{2nd} Reading
 - B. Ordinance - Amend MLMC Chapter 8.22 Noxious Weed Control -^{2nd} Reading
 - C. Ordinance - Amend MLMC Chapter 13.12 Water, Sewer, & Stormwater Rates -^{2nd} Reading
 - D. Ordinance - Amend MLMC Chapter 19.03 Resource Lands & Critical Areas -^{2nd} Reading
 - E. Ordinance - Re-adoption MLMC Chapter 17 -^{2nd} Reading
 - F. Ordinance - Amend MLMC Chapter 3.54 Development Review and Fees 1st Reading
 - G. Resolution - Accept Donation Aero Space International (ASPI) - Parks & Recreation Dept.
 10. REQUEST TO CALL FOR BIDS
 - A. Tractor, Pavement Patch Truck, Pavement Roller, Backhoe and Compactor, and Truck Conversion - Municipal Services
- REFERRALS FROM COMMISSIONS - None

Finance
Ronald Cone

Municipal Services
Gary Harer

Police Chief
Dean Mitchell

Parks & Recreation
Spencer Grigg

Fire Chief
Tom Taylor

Community Development
Gilbert Alvarado

City Attorney
Jim Whitaker

12. OTHER ITEMS FOR COUNCIL CONSIDERATION
 - A. Request Authorization to Utilize Sandwich Board Style Signs - Museum and Art Center
 - B. Reward Request - Police Dept.
 - C. Request Authorization to display signage for 1st Annual Five Suns Bluegrass Festival - Parks and Recreation Dept.
13. NON-AGENDA ITEMS AND PUBLIC QUESTIONS AND COMMENTS
14. COUNCIL QUESTIONS AND COMMENTS
15. CITY MANAGER REPORTS AND COMMENTS
 - A. City's Ambulance Service
 - B. OFM Population Projection
 - C. Staff Reports
 1. City's Financial Report

Finance Ronald Cone	Municipal Services Gary Harer	Police Chief Dean Mitchell	Parks & Recreation Spencer Grigg	Fire Chief Tom Taylor	Community Development Gilbert Alvarado	City Attorney Jim Whitaker
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MOSES LAKE CITY COUNCIL
July 27, 2010

Council Present: Jon Lane, Bill Ecret, Dick Deane, David Curnel, Karen Liebrecht, Brent Reese, and Richard Pearce

The meeting was called to order at 7 p.m. by Mayor Lane.

PLEDGE OF ALLEGIANCE: Mr. Deane led the Council in the pledge of allegiance.

PRESENTATIONS AND AWARDS

PROCLAMATION

The proclamation declaring August 3, 2010 as National Night Out was read in its entirety.

CONSENT AGENDA

Minutes: The minutes of the July 13, 2010 meeting were presented for approval.

Approval of Claims, Prepaid Claims, Checks, and Payroll: Vouchers audited and certified by the Finance Director as required by RCW 42.24.080, and those expense reimbursement claims, certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the Council for approval and is retained for public inspection at city hall. As of July 27, 2010 the Council does approve for payment claims in the amount of \$236,082.90; prepaid claims in the amounts of \$30,112.72, \$1,265,182.66, \$546,534.38, and \$5,529.88; claim checks in the amount of \$3,866,188.66; and payroll in the amount of \$57,461.72.

Resolution - Inter-Fund Loan: A resolution was presented which provides for an inter-fund loan of \$4,000,000 from the Water/Sewer Construction Fund 477 to the Building Maintenance Fund 528.

Action Taken: Dr. Curnel moved that the Consent Agenda be approved, seconded by Mr. Pearce, and passed unanimously.

COMMISSION APPOINTMENTS - None

CONSIDERATION OF BIDS AND QUOTES - None

PETITIONS, COMMUNICATIONS, OR PUBLIC HEARINGS

MCCOSH PARK - FARMER'S MARKET

the Moses Lake Farmer's Market requested permission to use McCosh Park for the remainder of the 2010 Wednesday Market season from 2 p.m. to 7 pm. The request was made because of complaints about the heat and lack of shade at Sinkiuse Square.

Misty Laughlin, representing the Farmer's Market, stated that the vendors have decreased each year the Farmer's Market has been held in Sinkiuse Square on Wednesday's. The vendors state that heat and lack of shade at Sinkiuse Square is the major reason for not participating on Wednesday.

Action Taken: Mr. Pearce moved that the request be granted, seconded by Mr. Reese, and passed unanimously.

NIGHT WORK - SEAL COAT PROJECT

Central Washington Asphalt, Inc. requested permission to being work on the seal coat project at 5 a.m. from August 5 through August 15. The early start time will have less of an impact on traffic and the higher temperature later in the day is not conducive for chip sealing.

Action Taken: Mr. Deane moved that the request be granted, seconded by Dr. Curnel, and passed unanimously.

NIGHT WORK - PARK ORCHARD ELEMENTARY SCHOOL PROJECT

T. W. Clark, the contractor constructing the new Park Orchard Elementary School on Paxson Drive, requested permission to begin their concrete pours at 4 a.m. in order to beat the heat. The concrete pours would only take place 5 to 6 times during t eh summer and early fall.

There was some concern about the disruption of any residential area in close proximity to the project and it was pointed out that pouring concrete is not a noisy operation and the homes in the area are a fair distance away.

Action Taken: Mr. Reese moved that the request be granted, seconded by Mrs. Liebrecht, and passed unanimously.

ORDINANCES AND RESOLUTIONS

ORDINANCE - AMEND 3.30 - UTILITY OCCUPATIONAL TAX - 2ND READING

An ordinance was presented which increases the utility occupational tax imposed on every person engaged in or carrying on the business of selling or furnishing water service in the city. The rate increase is from 8% to 10%.

The ordinance amending Chapter 3.30 of the Moses Lake Municipal Code entitled "Utility Occupational Tax" was read by title only.

Action Taken: Mrs. Liebrecht moved that the second reading of the ordinance be adopted, seconded by Dr. Curnel, and passed unanimously.

ORDINANCE - AMEND 8.22 - NOXIOUS WEED CONTROL - 2ND READING

An ordinance was presented which replaces Grant County Weed District No. 2 with Grant County Noxious Weed Control Board.

The ordinance amending Chapter 8.22 of the Moses Lake Municipal Code entitled "Noxious Weed Control" was read by title only.

Action Taken: Dr. Curnel moved that the second reading of the ordinance be adopted, seconded by Mr. Reese, and passed unanimously.

ORDINANCE - AMEND 13.12 - WATER, SEWER, AND STORMWATER RATES - 2ND READING

An ordinance was presented which brings the water, sewer and stormwater regulations into compliance with the recent Supreme Court decision that the city must cover the cost of providing fire hydrants.

The ordinance amending Chapter 13.12 of the Moses Lake Municipal Code entitled "Water, Sewer, and Stormwater Rates" was read by title only.

Action Taken: Mr. Reese moved that the second reading of the ordinance be adopted, seconded by Mr. Deane, and passed unanimously.

ORDINANCE - AMEND 19.03 - RESOURCE LANDS AND CRITICAL AREAS - 2ND READING

An ordinance was presented which provides a process for property owners to seek a reasonable use determination of their property if the Growth Management regulations would remove all economic value.

The ordinance amending Chapter 19.03 of the Moses Lake Municipal Code entitled "Classification and Designation of Resource Lands and Critical Areas and Regulations for the Conservation and Protection of Resource Lands and Critical Areas" was read by title only.

Action Taken: Mr. Pearce moved that the second reading of the ordinance be adopted, seconded by Dr. Curnel, and passed unanimously.

ORDINANCE - TITLE 17 - SUBDIVISIONS - 2ND READING

An ordinance was presented which re-adopts Title 17.

The ordinance repealing Title 17 of the Moses Lake Municipal Code entitled "Subdivisions" and re-adopting Title 17 of the Moses Lake Municipal Code entitled "Subdivisions" was read by title only.

Action Taken: Mr. Reese moved that the second reading of the ordinance be adopted, seconded by Mrs. Liebrecht, and passed unanimously.

ORDINANCE - AMEND 3.54 - DEVELOPMENT REVIEW AND PERMIT FEES - 1ST READING

An ordinance was presented which sets the development review and permit fees by resolution rather than by ordinance.

The ordinance amending Chapter 3.54 of the Moses Lake Municipal Code entitled "Development Review and Permit Fees" was read by title only.

Joseph K. Gavinski, City Manager, explained the reasons for establishing and changing the fees by resolution rather than by ordinance.

Action Taken: Dr. Curnel moved that the first reading of the ordinance be adopted, seconded by Mr. Deane, and passed unanimously.

RESOLUTION - ACCEPT DONATION - AERO-SPACE PORT INTERNATIONAL GROUP

A resolution was presented which accepts a donation of \$500 from Aero-Space Port International Group. The funds are to be used for recreational programs and facilities.

The resolution accepting a cash donation of \$500 from Aero-Space Port International Group (ASPI) was read by title only.

Action Taken: Mr. Ecret moved that the resolution be adopted, seconded by Dr. Curnel, and passed unanimously.

REQUEST TO CALL FOR BIDSEQUIPMENT

Staff requested authorization to purchase a tractor for the Park and Recreation Department, a pavement patch truck, pavement roller and backhoe and compactor for the Water Division, and for converting a truck for the Street Division.

Action Taken: Mr. Reese moved that staff be authorized to call for bids, seconded by Dr. Curnel, and passed unanimously.

REFERRALS FROM COMMISSIONS - NoneOTHER ITEMS FOR COUNCIL CONSIDERATIONSIGNS - MUSEUM AND ART CENTER

The Moses Lake Museum and Art Center requested authorization to utilize a sandwich board style sign on the sidewalk in front of the Museum and also a small utility cart that will be used for sale items.

There was some discussion on the process that businesses must use to obtain permission to place items on the sidewalk.

Action Taken: Dr. Curnel moved that the request be granted, seconded by Mrs. Liebrecht, and passed unanimously.

REWARD - VANDALISM - JAPANESE GARDEN

Staff requested confirmation of the offer of a reward of \$2,500 for information leading to the arrest and conviction of those responsible for the damage incurred at the Japanese Garden.

Joseph K. Gavinski, City Manager, reported that the Japanese Garden was damaged on both July 17 and 24.

Spencer Grigg, Parks and Recreation Director, mentioned that the Japanese Garden was vandalized on both July 17 and July 24. He described the damage that was done.

Action Taken: Dr. Curnel moved that the offer of the \$2,500 reward be confirmed, seconded by Mrs. Liebrecht, and passed unanimously.

SIGNS - BLUEGRASS FESTIVAL

Spencer Grigg, Parks and Recreation Director, requested permission to place signs in McCosh Park and on the "triangle area" of Frontier Middle School to advertise the Five Suns Bluegrass Festival being held on July 31 and August 1.

Mr. Grigg stated that the signs will advertise the event and certain activity areas within the event. He mentioned that camping will take place on the Frontier Middle School property.

Action Taken: Mr. Pearce moved that the request be granted, seconded by Dr. Curnel, and passed unanimously.

NON-AGENDA ITEMS AND PUBLIC QUESTIONS AND COMMENTSCLOSE STREET - MOSES LAKE COMMUNITY HEALTH CENTER

The Moses Lake Community Health Center will be holding their annual World Breastfeeding Week Celebration on August 3 at Sinkiuse Square and requested permission to close Ash Street between Third and Fourth Avenues from 9 a.m. to 2 p.m. Part of the event will include car seat technicians doing car seat safety checks and they would like to use the street for this activity.

Paige Waters, Director, stated that they would like to have a safe place for the car seat safety checks which is why they would like to have the street closed.

Action Taken: Mr. Deane moved that the request be granted, seconded by Mr. Reese, and passed unanimously.

COUNCIL QUESTIONS AND COMMENTS -NoneCITY MANAGER REPORTS AND COMMENTSFUND BALANCE POLICY

Joseph K. Gavinski, City Manager, stated that staff will be making a proposal to Standard and Poors on the issuance of the bonds on the Civic Center and they have requested a written Fund Balance Policy. The proposed policy would establish a General Fund Fund Balance of about 10% and set up reserve funds to be used at the Council's discretion. He explained how the policy would operate.

There was some discussion by the Council.

Action Taken: Mr. Ecret moved that the Fund Balance Policy be adopted, seconded by Mr. Reese, and passed unanimously.

AMBULANCE SERVICE

Joseph K. Gavinski, City Manager, stated that the Ambulance Service Fund has a negative balance of about \$105,000 to date. There is also a loan of \$250,000. That means the fund has an actual negative balance of \$355,000. He mentioned that if the City wishes to maintain an ambulance service, the ambulance utility fee or the contributions from the General Fund will need to be raised. He pointed out that the City receives less and less from medicare, medicaid, and insurance

coverages. He pointed out that in other cities that operate an ambulance service, the general fund contribution is very high or the ambulance utility fee is very high.

Jim Whitaker, City Attorney, pointed out that once the General Fund provides funds to the Ambulance Utility Fund, the City is committed to that level of funding forever.

There was considerable discussion by the Council but no action was taken.

POPULATION

Joseph K. Gavinski, City Manager, stated the report from the Office of Financial Management shows the city's population is 19,460 for 2010.

FINANCIAL REPORT

The quarterly financial report is available on line.

The regular meeting was recessed at 8:30 p.m. and the Council met in an executive session to discuss labor relations. The executive session was adjourned at 9 p.m. and the regular meeting was reconvened. The regular meeting was adjourned at 9 p.m.

ATTEST

Jon Lane, Mayor

Ronald R. Cone, Finance Director

PROCLAMATION

NATIONAL NIGHT OUT CITY OF MOSES LAKE

Whereas, the City of Moses Lake is supporting and encouraging all citizens to participate in a unique nationwide event, known as "National Night Out" on August 3, 2010, and

Whereas, "National Night Out" is designed to heighten crime prevention; generate support and participation in local anti-crime programs; strengthen neighborhood spirit and police-community partnerships; and send a message to criminals to let them know that neighborhoods are organized and are fighting back; and

Whereas, it is essential that all citizens of Moses Lake be aware of the importance of crime prevention and the impact that their participation can have on reducing crime, graffiti, drugs, and violence in Moses Lake. and

Whereas, more than 34 million people in more than 15,000 other communities will join forces to promote "National Night Out", with 2010 marking the 27th Anniversary of this event.

Now therefore, I, Mayor John Lane, do hereby proclaim Tuesday, August 3, 2010 as "National Night Out" in Moses Lake, Washington.

Furthermore, I, along with the entire City Council, encourage the citizens of Moses Lake to continue to help make our community a safer and more enjoyable place to live, work, and play.

Issued: This 27th day of July, 2010.

Mayor Jon Lane

Date

Interfund Loan Schedule

Loan	4,000,000
Interest	4.00
Pmt/year	1
Total Pmts	10

Total --> No.	5,162,932.60 Payment	1,162,932.60 Interest	4,000,000.00 Principal	4,000,000.00 Balance
1	160,000.00	160,000.00	0.00	4,000,000.00
2	160,000.00	160,000.00	0.00	4,000,000.00
3	160,000.00	160,000.00	0.00	4,000,000.00
4	160,000.00	160,000.00	0.00	4,000,000.00
5	763,047.61	160,000.00	603,047.61	3,396,952.39
6	763,047.61	135,878.10	627,169.51	2,769,782.88
7	763,047.61	110,791.32	652,256.29	2,117,526.59
8	735,913.75	57,567.20	678,346.55	1,439,180.04
9	734,828.40	29,347.99	705,480.41	733,699.63
10	763,047.62	29,347.99	733,699.63	(0.00)

Moses Lake Farmers Market

P.O. Box 691, Moses Lake, WA 98837

July 21, 2010

Mayor Jon Lane

Moses Lake City Council Members

Moses Lake, WA 98837

Dear Mayor Lane and City Council Members,

The Moses Lake Farmers market requests permission to use McCosh Park for the remainder of the 2010 Wednesday Market season. The Market board would also like to keep 2:00 p.m. to 7:00 p.m. market hours. Moses Lake Farmers Market Boards request is based on many complaints due to the heat and lack of shade in Sinkiuse Square from both our own vendors and many customers. In moving the Market to McCosh Park the closing of Ash Street would no longer be necessary.

The Board of Directors was encouraged last year with the market moving to McCosh Park, this is also encouraged the Board that McCosh Park should be synonymous as the home of Moses Lake Farmers Market.

Market members and supporters are proud of the continued contribution the market has made to the community for the past 32 years. The market is very appreciative of the support the City of Moses Lake, the Moses Lake City Council, and the Mayor of Moses Lake has given it in the past and sincerely hopes the current leadership finds that the Moses Lake Farmers Market is a positive asset to the community.

Sincerely,



Mark Rowley

President, MLFM

CC: Spencer Griigs, Director, Moses Lake Parks Department

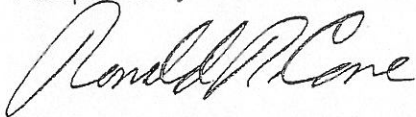
July 16, 2010

TO: City Manager for Council Consideration
FROM: Finance Director
SUBJECT: Resolution - Interfund Loan

Attached is a resolution which provides for an inter-fund loan from the Water/Sewer Construction Fund 477 to the Building Maintenance Fund 528.

The resolution is presented for Council consideration.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Ronald R. Cone".

Ronald R. Cone, CPA, CGFM
Finance Director

RRC:jt

RESOLUTION NO.

A RESOLUTION AUTHORIZING AN INTER-FUND LOAN TO THE
BUILDING MAINTENANCE FUND 528 FROM THE WATER/SEWER
CONSTRUCTION FUND 477

RECITALS:

1. The Building Maintenance Fund 528 will receive General Fund revenues at a later date.
2. The present cash balance is not sufficient to meet the needs of the fund.

RESOLVED:

1. The Water/Sewer Construction Fund 477 shall loan \$4,000,000 to the Building Maintenance Fund 528.
2. The loan shall bear interest at 4% per annum on the unpaid principal.
3. The loan shall be repaid to the Water/Sewer Construction Fund 477 when the General Fund revenues are received.

Adopted by the City Council on July 27, 2010.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

July 22, 2010

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

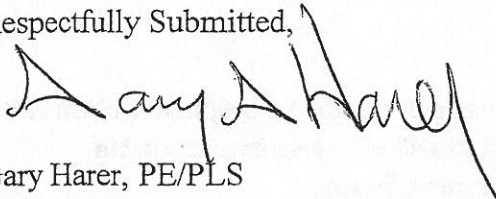
SUBJECT: **Construction Work Hours**
Seal Coat Project - 2010

Central Washington Asphalt, Inc. is requesting to start work at 5 a.m. from August 5 through August 15. The earlier start time is in anticipation of higher temperatures later in the day, which are not conducive for chip sealing. Also, the work will have less of an impact on traffic and the local business operations.

Moses Lake Municipal Code 8.28.050.B.3 requires City Council approval for construction work between the hours of 10 p.m. and 7 a.m.

This request is presented to the City Council for consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gary Harer", written over the printed name.

Gary Harer, PE/PLS
Municipal Services Director

CENTRAL WASHINGTON ASPHALT, INC.PO BOX 939
MOSES LAKE, WASHINGTON 98837**HIGHWAY DIVISION**Wash. Cont. Lic. No. CENTRWA181PG
Oregon Cont. Lic. No. 81429
Idaho Cont. Lic. No. 10986-AAA-1-2-3(509) 765-5757
FAX (509) 765-8052

July 20, 2010

City of Moses Lake
321 S. Balsam
Moses Lake, WA 98837
Attn: Jeff HolmesRe: Seal Coat Project – 2010
Contract No. A-719

Jeff:

Central Washington Asphalt, Inc. (CWA) respectfully requests permission to begin operations at 5:00 AM from August 5th through August 15th. This early start will have less impact on the citizens of Moses Lake due to the reduced traffic during this time frame.

If you should have any questions, please do not hesitate to contact me at (509) 765-5757.

Sincerely,

Pamp Maiers
President



July 20, 2010

To: The City Council

City of Moses Lake
321 S. Balsam St.
Moses Lake, WA 98837
RE;

Special Work Hours for the Park Orchard Elementary School Project
417 Paxson Drive
Moses Lake, WA 98837

To whom it may concern:

My name is Dee Scott and I'm the Project Superintendent on the new Park Orchard Elementary School Construction Project that is currently under way. In consideration of the noise ordinance our normal work hours will be 7am to 5:30pm week days, but I am requesting a variance for concrete placement days. When placing and finishing concrete floor slabs in the hot summer months it becomes a safety and constructability concern that can be eased if we start the placement earlier in the morning to beat the heat. My request is to allow us to start work on concrete placement days as early as 4am. This would only occur about 5 or 6 times this summer and early fall. Your permission would be greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to be "Dee Scott", written over a horizontal line.

Dee Scott
TW Clark Construction, LLC
1117 N. Evergreen Rd. #1
Spokane, WA 99216



July 15, 2010

Honorable Mayor and
Moses Lake City Council

Dear Council Members

Attached is a proposed ordinance amending Chapter 3.30 of the Moses Lake Municipal Code entitled "Utility Occupational Tax". This proposed amendment raises the utility occupational tax on every person engaged in or carrying on the business of selling or furnishing water service in the City of Moses Lake to ten percent. Currently the rate is at eight percent.

The proposed ordinance is presented to you for your consideration. This is the second reading of the ordinance.

Respectfully submitted



Joseph K. Gavin
City Manager

JKG:jt

ORDINANCE NO. 2572

AN ORDINANCE AMENDING CHAPTER 3.30 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "UTILITY OCCUPATIONAL TAX"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 3.30 of the Moses Lake Municipal Code entitled "Utility Occupational Tax" is amended as follows:

3.30.050 Occupations Subject to Tax - Amount: There is hereby levied upon, and there shall be collected from, every person engaged in carrying on the following businesses for hire or for the sale of a commodity, or service within or partly within the corporate limits of the city the tax for the privilege of so doing business as herein after defined, as follows:

A. Upon every person engaged in or carrying on the business of selling, furnishing, delivering, or distributing any telephone service for residential, commercial, or industrial use a tax equal to six percent (6%) of the first one hundred thousand dollars (\$100,000) of total annual gross operating revenue of sales of telephone service to each customer within the limits of the city.

Gross operating income for this purpose shall not include charges which are passed on to the subscribers by a telephone company pursuant to tariffs required by regulatory order to compensate for the cost to the company of the tax imposed by this chapter.

B. Upon every person engaged in or carrying on the business of selling, furnishing, delivering, or distributing electric light and power or electrical energy service for residential, commercial, or industrial use a tax equal to six percent (6%) of the first one hundred thousand dollars (\$100,000) of annual total gross operating revenue from distributing electric light and power or electrical energy to each customer within the limits of the city.

C. Upon every person engaged in or carrying on the business of selling or furnishing water service for residential, commercial, or industrial use a tax equal to ten percent (10%) ~~8%~~ of the first one hundred and fifty thousand dollars (\$150,000) of total annual gross operating revenue for selling or furnishing water service to each customer within the limits of the city.

D. Upon every person engaged in or carrying on the business of selling or furnishing sewer service for residential, commercial, or industrial use a tax equal to eight percent (8%) of the first one hundred and fifty thousand dollars (\$150,000) of total annual gross operating revenue for selling or furnishing sewer service to each customer within the limits of the city.

E. Upon every person engaged in or carrying on the business of selling or furnishing stormwater management service for residential, commercial, or industrial use within the City there shall be levied a tax equal to eight percent (8%) of the total annual gross operation revenue.

F. Upon every person engaged in or carrying on the business of selling or furnishing of natural, manufactured, or mixed gas service for residential, commercial, or industrial use a tax equal to six percent (6%) of the first one hundred thousand dollars (\$100,000) of total annual gross operating revenue from selling or furnishing natural, manufactured, or mixed gas service to each customer within the limits of the city.

G. Upon every person engaged in or carrying on the business of selling or furnishing garbage facilities and/or service for domestic or industrial use within the city there shall be levied a tax equal to eight percent (8%) of the total annual gross operating revenue.

- H. Upon every person engaged in or carrying on the business of furnishing a cable subscription system for television signal distribution within the city there shall be levied a tax equal to three percent (3%) of the total annual gross operating revenue. It is not the intent of this section to classify the business as a public utility.
- I. Upon every person engaged in or carrying on the business of furnishing competitive telephone service, including but not limited to, cellular telephone service within the city there shall be levied a tax equal to eight percent (8%) of the total annual gross operating revenue.
- J. Total annual gross operating revenue shall be calculated on a calendar year basis beginning January 1 of any year and ending on December 31 of the same year.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on July 27, 2010.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney



July 15, 2010

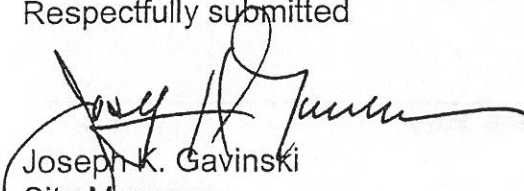
Honorable Mayor and
Moses Lake City Council

Dear Council Members

Attached is a proposed ordinance amending Chapter 8.22 of the Moses Lake Municipal Code entitled "Noxious Weed Control". The proposed amendment updates the ordinance to reflect the current organization in Grant County with regard to noxious weed control.

The proposed ordinance is presented to you for consideration. This is the second reading of the ordinance.

Respectfully submitted



Joseph K. Gavinski
City Manager

JKG:jt

ORDINANCE NO. 2573

AN ORDINANCE AMENDING CHAPTER 8.22 OF THE MOSES LAKE MUNICIPAL
CODE ENTITLED "NOXIOUS WEED CONTROL"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 8.22 of the Moses Lake Municipal Code entitled "Noxious Weed Control" is amended as follows:

8.22.010 Noxious Weeds: The weeds listed by the Grant County Noxious Weed Control Board Grant County Weed District No. 2 pursuant to RCW 17.10 17.04 are declared to be noxious weeds and as noxious weeds are found to be injurious to crops, livestock, and other property. A listing of weeds declared to be noxious weeds is available from the Community Development Department.

8.22.020 Duty to Control: It shall be the duty of each owner of property in the City of Moses Lake to control and prevent the spread of noxious weeds listed by the Grant County Noxious Weed Control Board Grant County Weed District No. 2 from his property. "Owner of property" shall be defined as the person in actual control of property, or his agent, whether such control is based on legal or equitable title or any other interest entitling the holder to possession. The word "control" and the term "prevent the spread of noxious weeds" shall mean conforming to the standards of noxious weed control or prevention by adoption of rule or regulation by the Grant County Noxious Weed Control Board Grant County Weed District No. 2.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on July 27, 2010.

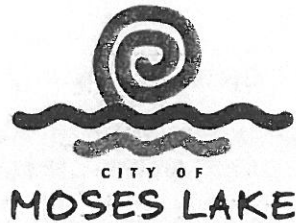
Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney



July 15, 2010


Honorable Mayor and
Moses Lake City Council

Dear Council Members

Attached is a proposed ordinance amending Chapter 13.12 of the Moses Lake Municipal Code entitled "Water, Sewer, and Stormwater Rates". The proposed ordinance brings the City into compliance with the recent Washington State's Supreme Court decision regarding the obligation of the City's current expense fund to cover the cost of providing fire suppression facilities through the City's water system.

The ordinance is presented for Council consideration. This is the second reading of the ordinance.

Respectfully submitted



Joseph K. Gavinski
City Manager

JKG:jt

ORDINANCE NO. 2574

AN ORDINANCE AMENDING CHAPTER 13.12 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "WATER, SEWER, AND STORMWATER RATES"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 13.12 of the Moses Lake Municipal Code entitled "Water, Sewer, and Stormwater Rates" is amended as follows:

13.12.090 Water Usage - Fire Hydrants: Water delivered through fire hydrants associated with the city's water system shall be billed as follows:

- A. Fire hydrant meters provided by the city shall be used, when available, to measure the amount of water being delivered through the fire hydrant. Anyone receiving water delivered through a fire hydrant shall pay four dollars (\$4) per day for the water received through a fire hydrant plus the commercial rate listed in Section 13.12.020 for water delivered if a fire hydrant meter, provided by the city, is used to measure the amount of water delivered. If no fire hydrant meter is available from the city, anyone receiving water from a fire hydrant shall pay six dollars (\$6) per day for the water received through a fire hydrant.
- B. The city shall pay, from its current expense fund to the water and sewer fund, an amount determined by the Finance Department and approved by the City Council through the budgeting process to cover the cost of providing fire protection capabilities through the system of fire hydrants included as a part of the City's water system. ~~the sum of two dollars (\$2) per fire hydrant per year as payment for water delivered through the fire hydrants within the city limits.~~

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on July 27, 2010.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney

July 20, 2010

TO: City Manager for Council Consideration

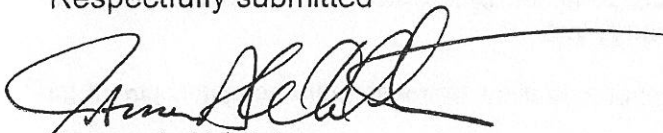
FROM: City Attorney

SUBJECT: Ordinance - Amend 19.03 - Resource Lands and Critical Areas

Attached is an ordinance which provides a process for a property owner to seek a reasonable use determination for their property if it contains resource lands and critical areas that would otherwise render the property of no economic value.

The ordinance is presented for Council consideration. This is the second reading of the ordinance.

Respectfully submitted

A handwritten signature in black ink, appearing to read "James A. Whitaker", with a long horizontal flourish extending to the right.

James A. Whitaker
City Attorney

JAW:jt

AN ORDINANCE AMENDING CHAPTER 19.03 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "CLASSIFICATION AND DESIGNATION OF RESOURCE LANDS AND CRITICAL AREAS AND REGULATIONS FOR THE CONSERVATION AND PROTECTION OF RESOURCE LANDS AND CRITICAL AREAS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 19.03 of the Moses Lake Municipal Code entitled "Classification and Designation of Resource Lands and Critical Areas and Regulations for the Conservation and Protection of Resource Lands and Critical Areas" is amended as follows:

19.03.200 Reasonable Use Exception to Allow for Reasonable Economic Use:

- A. If the application of this chapter will prevent any reasonable economic use of the owner's property, then the applicant may apply to the Community Development Department for an exception from the requirements of this chapter. The request for an exception may be applied for in accordance with the provisions of Chapter 20.05 entitled "Consolidated Application Process"
- B. The Community Development Director shall forward the application, along with the record submitted to the City and the Director's recommendation, to the Hearing Examiner for a decision.
- C. The Hearing Examiner shall grant an exception only if:
 - 1. Application of the requirements of this chapter will deny all reasonable economic use of the property.
 - 2. There is no other reasonable economic use with less impact on the sensitive area.
 - 3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the proposed site, and is consistent with the general purposes of this chapter and the Comprehensive Plan.
 - 4. Any alteration is the minimum necessary to allow for reasonable economic use of the property.
- D. The Hearing Examiner shall grant an exemption from the requirements of this chapter only to the minimum necessary extent to allow for reasonable economic use of the applicant's property.
- E. the Hearing Examiner shall condition any exception from the requirements of this chapter upon conditions recommended by the City and upon compliance with any mitigation plan approved by the City.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on July 27, 2010.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney

July 15, 2010

TO: City Manager for Council Consideration
FROM: Community Development Director
SUBJECT: Ordinance - Title 17 - 2nd Reading

Attached is an ordinance which re-adopts Title 17. The changes to the title bring it into compliance with state law and current city practices.

The ordinance is presented for Council consideration. This is the second reading of the ordinance.

Respectfully submitted

A handwritten signature in black ink, appearing to be 'GA', is written over the printed name.

Gilbert Alvarado
Community Development Director

GA:jt

ORDINANCE NO. 2576

AN ORDINANCE REPEALING TITLE 17 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "SUBDIVISIONS" AND RE-ADOPTING TITLE 17 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "SUBDIVISIONS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Title 17 of the Moses Lake Municipal Code entitled "Subdivisions" is repealed.

Section 2. New Title 17 of the Moses Lake Municipal Code entitled "Subdivisions" is adopted in the form attached hereto.

Section 3. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on

ATTEST:

Jon Lane, Mayor

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney

CHAPTER 17.03 GENERAL PROVISIONS

Sections:

- 17.03.010 Short Title
- 17.03.020 Purpose
- 17.03.030 Jurisdiction
- 17.03.040 Administrative Authority
- 17.03.050 Failure of Planning Commission to Act
- 17.03.060 Assignment of Water Rights for Subdivision of Land

17.03.010 Short Title: This title is the Subdivision Title of the City.

17.03.020 Purpose: This title regulates the subdivision of land and promotes the health, safety, and general welfare in accordance with standards established by the City and the State: to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewage, park and recreation areas, sites for schools and school grounds, and other public requirements; to provide for proper ingress and egress; and to require uniform monumentation of land subdivisions and conveyance of properties by accurate legal description.

17.03.030 Jurisdiction: This title applies to all subdivisions of land located within the corporate limits of the City.

17.03.040 Administrative Authority: Regulations related to the municipal approval or disapproval of subdivisions or dedications are established by this title. The plat administrator is designated and assigned the administrative and coordinating responsibilities contained in this title, pursuant to the laws of the State as amended.

17.03.050 Failure of Planning Commission to Act: If in any instance the Planning Commission fails to act or carry out its responsibilities according to the regulations contained in this title, the City Council shall assume all the duties of the Planning Commission as specified in this title relating to the application concerned.

17.03.060 Assignment of Water Rights for Subdivision of Land:

A. As a condition for the approval of the subdivision of real property pursuant to Chapters 17.09, 17.12, and 17.18, utilizing City provided water for residential consumption, irrigation, fire suppression, or commercial application, the owner of such property shall assign and transfer to the City a permanent right of withdrawal of state groundwater in such quantities as is sufficient to serve the real property being subdivided. Such rights shall be in the form of a perfected application, certificate, permit, or other right from the State of Washington acceptable to the City. Individual service wells that are exempt from certification under the laws of the State of Washington are not acceptable assignments or transfers of water rights to the City.

B. The following sources and applications are exempt from the requirements in subsection A:

1. Irrigation water used from a perfected water right from a City-approved irrigation-water-service provider.
2. City-provided water that is used for industrial-use applications.
3. Water obtained from someone or some entity other than the City.

The water right requirements of subsection A shall be reduced in an amount equal to the amount of exempted water usage.

- C. In the event that available water rights are not represented by a perfected application, a certificate, a permit, or other right for withdrawal appurtenant to the real property benefitted in subsection A; the applicant shall pay to the City, in lieu of such assignment, a water rights acquisition fee as established by City Council resolution.

CHAPTER 17.06 DEFINITIONS

Sections:

- 17.06.010 Generally
- 17.06.020 Activity Trail
- 17.06.030 Applicant
- 17.06.040 Arterial
- 17.06.050 Binding Site Plan
- 17.06.060 Block
- 17.06.070 City Engineer
- 17.06.080 Community Development Director
- 17.06.090 Comprehensive Plan
- 17.06.100 Construction Plans
- 17.06.110 Dedication
- 17.06.120 Deferral
- 17.06.130 Developer
- 17.06.140 Development Engineer
- 17.06.150 Deviation
- 17.06.160 Division of Land
- 17.06.170 Easement
- 17.06.180 Filing
- 17.06.190 Final Plat
- 17.06.200 Franchise
- 17.06.210 Improvements
- 17.06.220 Land Surveyor
- 17.06.230 Lease
- 17.06.240 Lot
- 17.06.250 Lot Area
- 17.06.260 Lot Depth
- 17.06.270 Lot Width
- 17.06.280 Maintenance Bond
- 17.06.290 Major Subdivision
- 17.06.300 May
- 17.06.310 Municipal Easement
- 17.06.320 Municipal Improvements
- 17.06.330 Municipal Services Director
- 17.06.340 Parcel
- 17.06.350 Pedestrian Path
- 17.06.360 Performance Bond
- 17.06.370 Planned Development District
- 17.06.380 Planning Commission
- 17.06.390 Plat
- 17.06.400 Plat Administrator
- 17.06.410 Pre-Application Conference
- 17.06.420 Preliminary Plat
- 17.06.430 Primary Street
- 17.06.440 Private Easement
- 17.06.450 Professional Engineer
- 17.06.460 Public Notification
- 17.06.470 Public Utility
- 17.06.480 Public Utility Easement
- 17.06.490 Recording
- 17.06.500 Required Improvements
- 17.06.510 Right-of-Way
- 17.06.520 Scale
- 17.06.530 Secondary Street

- 17.06.540 Security
- 17.06.550 Shall
- 17.06.560 Short Plat
- 17.06.570 Short Subdivision
- 17.06.580 Should
- 17.06.590 Site Plan
- 17.06.600 Subdivider
- 17.06.610 Subdivision
- 17.06.620 Subdivision Bond
- 17.06.630 Waiver

- 17.06.010 Generally: When not inconsistent with the context, words used in the present tense include the future tense; words in the plural number include the singular number; and words used in the singular number include the plural number. As used in this title, the following words or phrases shall have the following meaning.
- 17.06.020 Activity Trail: Trails or paths that are designated for bicycle and pedestrian use. Activity trails are typically ten feet (10') wide, unobstructed trails, with four feet (4') or more of clearance on each side, and ten feet (10') of vertical clearance. Activity trails may be widened sidewalks, designated roadway lanes, or separate trails from sidewalks or streets. The Activity Trail Master Plan that was adopted by City Council provides guidance on the construction of activity trails and their locations.
- 17.06.030 Applicant: The subdivider or an agent of the subdivider.
- 17.06.040 Arterial: Arterial streets are either primary streets or secondary streets, as defined in this title, and include all limited or restricted access highways. Other non-arterial street classifications include tertiary streets and residential streets, and are defined in the Community Street and Utility Standards.
- 17.06.050 Binding Site Plan: An alternative procedure for the orderly and efficient division of a single lot of a recorded plat into parcels in accordance with Chapter 17.18 of this title.
- 17.06.060 Block: A group of contiguous lots within defined and fixed boundaries.
- 17.06.070 City Engineer: The Municipal Services Director or the Municipal Services Director's designee.
- 17.06.080 Community Development Director: Designated City employee responsible for overseeing the Community Development Department of the City of Moses Lake, or the Community Development Director's designee.
- 17.06.090 Comprehensive Plan: The plans, maps, texts, and reports that comprise the official development plan, as adopted by the City Council in accordance with state law.
- 17.06.100 Construction Plans: The maps, drawings, and specifications that are stamped by a professional engineer, that show and describe the specific location and design of improvements to be installed or constructed.
- 17.06.110 Dedication: The deliberate appropriation of land by an owner for any general and public uses, for which the owner reserves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been appropriated.
- 17.06.120 Deferral: A temporary departure from subdivision timing requirements that allows required improvements to be completed at a later date as specified by this title. Deferrals do not alter the required improvements, but allow construction to be completed at a later date when appropriate.
- 17.06.130 Developer: The applicant, or agent of the applicant.

- 17.06.140 Development Engineer: A designated City employee who reviews subdivision applications and construction plans for the Municipal Services Department, and who is designated as the City's representative to review municipal improvements that are proposed and constructed by developers.
- 17.06.150 Deviation: A City approved modification to any requirement specific to subdivision regulations or required improvements.
- 17.06.160 Division of Land: The division of any land into two (2) or more lots, tracts, or parcels.
- 17.06.170 Easement: A grant of one (1) or more rights in property by the property owner to and for the use by the public, the City, a corporation, or another person or entity. See also Municipal Easement, Private Easement, and Public Utility Easement.
- 17.06.180 Filing: Filing means the act of submitting documents to the Plat Administrator, which documents are subsequently deemed complete by the Plat Administrator for a specific application. The date of filing is the date that the documents, determined to be complete and ready for processing by the Plat Administrator, are submitted by the applicant.
- 17.06.190 Final Plat: The plat of the final subdivision. An approved final plat is a final plat that has been approved, with conditions. Final major and short plats are approved as provided in this title. All approved final plats will be signified by a written notice of final plat approval that is prepared by the Plat Administrator, with the conditions of approval listed in the notice.
- 17.06.200 Franchise: A special privilege conferred by the City to an individual or corporation, which special privilege does not belong to the general public.
- 17.06.210 Improvements: Any combination of pavement, curb, gutter, sidewalk, walkway, street sign, drainage structure, bike path, sewer, water, gas, street lights, telecommunications, electricity, or other utility or structure.
- 17.06.220 Land Surveyor: An individual licensed in the State of Washington to perform land surveys in accordance with the provisions of state law.
- 17.06.230 Lease: A contract or agreement whereby one (1) party grants to another party general or limited rights, title, or interest in real property. This definition is intended to apply to those agreements that are ordinarily considered "ground leases" and does not apply to those which are ordinarily considered "space leases".
- 17.06.240 Lot: A fractional part of real property, within the boundaries of a recorded plat, having fixed boundaries, being of sufficient area and dimension to meet requirements in the Zoning Ordinance for lot width, lot depth, and lot area.
- 17.06.250 Lot Area: As defined in Chapter 18.06.
- 17.06.260 Lot Depth: As defined in Chapter 18.06.
- 17.06.270 Lot Width: As defined in Chapter 18.06.
- 17.06.280 Maintenance Bond: A security or surety, provided by the applicant and approved by the City Attorney, that guarantees improvements after acceptance by City Council.
- 17.06.290 Major Subdivision: The division or redivision of land, for the purpose of sale, lease, or transfer of ownership. Major subdivisions are required whenever the subdivision includes lands that exceed four (4) acres, consists of ten (10) or more lots, or includes lands that have been subdivided by a short subdivision within the previous five (5) years by a different owner.

- 17.06.300 May: A permissive condition approved at the discretion of the Community Development Director, Plat Administrator, Municipal Services Director, Hearing Examiner, or City Council as allowed by this code.
- 17.06.310 Municipal Easement: An easement that is accepted by the City for constructing, maintaining, and servicing municipal improvements, and for permitted public and private uses.
- 17.06.320 Municipal Improvements: Any or all sewer mains and appurtenances, water mains and appurtenances, asphalt pavement, sidewalks, drainage structures, and other permanent structures that are constructed for the benefit of the public as approved and accepted by the City.
- 17.06.330 Municipal Services Director: The designated City employee responsible for overseeing the Municipal Services Department or the Municipal Services Director's designee. Where state law refers to "City Engineer", the Municipal Services Director shall be regarded as the City Engineer.
- 17.06.340 Parcel: A fractional part of a binding site plan having fixed boundaries.
- 17.06.350 Pedestrian Path: Pedestrian paths provide unobstructed pedestrian access between existing sidewalks and activity trails, through mid-block right-of-way.
- 17.06.360 Performance Bond: Any security or surety bond approved by the City Attorney as a guarantee that required improvements will be satisfactorily completed within a specified period of time.
- 17.06.370 Planned Development District: Any of the following terms as outlined in Title 18: (1) Planned Unit Development, (2) Planned Unit Residential Development, (3) Planned Commercial Development, and (4) Planned Industrial Development.
- 17.06.380 Planning Commission: The body created pursuant to Chapter 2.48.
- 17.06.390 Plat: A map or representation of a subdivision.
- 17.06.400 Plat Administrator: The Community Development Director or the Community Development Director's designee charged with administering land development regulations.
- 17.06.410 Pre-Application Conference: An informal meeting where the applicant introduces the general idea of a proposed subdivision or binding site plan to City staff.
- 17.06.420 Preliminary Plat: A dimensional drawing of a proposed subdivision that accompanies an application for a preliminary subdivision and shows the proposed layout of dedications, lots, blocks, and other elements of a proposed subdivision. The preliminary plat shall be the basis for the approval or disapproval of the proposed layout of a subdivision.
- 17.06.430 Primary Street: Primary streets are arterial streets that carry the majority of traffic that enters and exits urban areas and that carry the majority of through traffic. Primary streets have either fully-controlled or partially-controlled accesses. Primary streets include interstate highways, state highways, and other specific streets as listed in the Community Street and Utility Standards.
- 17.06.440 Private Easement: An easement that is provided to an individual or group of individuals. Any property rights related to private easements shall only belong to those individuals to whom the private easement is provided.
- 17.06.450 Professional Engineer: An individual licensed in the State of Washington to practice engineering in accordance with the provisions of state law.
- 17.06.460 Public Notification: Notice of application provided to the general public in accordance with state law.

- 17.06.470 Public Utility: A privately or publicly owned and operated business whose services are so essential to the general public as to justify the granting of a franchise by the City.
- 17.06.480 Public Utility Easement: An easement that is dedicated on a plat for construction and maintenance of any and all public utilities and public improvements. Within this Title, regulations pertaining to public utility easements shall also pertain to easements that are provided to state or federal agencies. Public utility easements do not provide property rights for municipal improvements.
- 17.06.490 Recording: The act of the Grant County Auditor to accept a document, place it in the Grant County archives, and provide a unique auditor's file number for said document.
- 17.06.500 Required Improvements: Improvements that are mandatory as a condition of subdividing or other development. Required improvements shall be constructed in conformance with the Community Street and Utility Standards.
- 17.06.510 Right-of-way: Land or real property, dedicated or deeded to the City, County, State, or federal agencies, to be used for improvements, and for permitted public and private uses.
- 17.06.520 Scale: The scale of a plat, site plan, or record of survey that is the proportion that the map is drawn to with reference to the actual surveyed distances.
- 17.06.530 Secondary Streets: Secondary streets are arterial streets that distribute trips of moderate lengths between different geographic areas of the City. Secondary streets include all arterials that are not otherwise classified as primary streets. Secondary streets provide access to identifiable areas of the City, but they do not enter into identifiable areas of the City. Secondary streets include specific streets as listed in the Community Street and Utility Standards.
- 17.06.540 Security: A performance bond, maintenance bond, covenant, or alternative collateral provided by the applicant to the City, and approved by the City Attorney, that guarantees events will occur in accordance with the agreement attached to the security.
- 17.06.550 Shall: A mandatory condition. Where requirements are described with "shall," the requirements are mandatory.
- 17.06.560 Short Plat: A map or representation of a short subdivision.
- 17.06.570 Short Subdivision: The division or redivision of land for the purpose of sale, lease, or transfer of ownership into nine (9) or fewer lots, not exceeding four (4) acres in total area, that has not been divided by a short subdivision within five (5) years by a different owner.
- 17.06.580 Should: An advisory condition. Where the word "should" is used, it is considered to be advisable usage; recommended but not mandatory.
- 17.06.590 Site Plan: A site plan is a drawing that depicts all proposed and existing improvements and land conditions, drawn in accordance with Chapter 17.15.
- 17.06.600 Subdivider: A person, firm, or corporation that undertakes to create a short or major subdivision.
- 17.06.610 Subdivision: Either a "short subdivision" or "major subdivision," depending on the context.
- 17.06.620 Subdivision Bond: A surety or other security bond that is provided by the applicant and approved by the City Attorney that guarantees that certain improvements will be completed within a specific period of time.
- 17.06.630 Waiver: A release from subdivision regulations that allows approval without accomplishing specific requirements.

CHAPTER 17.09 SHORT SUBDIVISIONS

Sections:

- 17.09.010 Purpose
- 17.09.020 Scope
- 17.09.030 Preliminary Short Subdivision Conditions and Requirements
- 17.09.040 Referral to Other Departments, Agencies, and Offices
- 17.09.050 Waivers, Deferrals, and Deviations
- 17.09.060 Preliminary Short Subdivision Application Review Procedures
- 17.09.070 Expiration of Preliminary Short Subdivision Approval
- 17.09.080 Preliminary Short Subdivision Appeals
- 17.09.090 Improvements
- 17.09.100 Final Short Subdivision Application
- 17.09.110 Final Short Subdivision Application Review Procedure
- 17.09.120 Final Short Subdivision Approval
- 17.09.130 Final Short Subdivision Fees, Mylars, Covenants
- 17.09.140 Recording Final Short Plat
- 17.09.150 Vested Rights
- 17.09.160 Final Short Subdivision Appeals

17.09.010 Purpose: The procedures regulating short subdivisions are established to provide for the orderly and efficient division of land within the City on a small scale; to promote the public health, safety, and general welfare; and to substantially comply with the provisions of state law.

17.09.020 Scope: This chapter regulates the division or redivision of land into nine (9) or fewer lots for the purpose of sale, lease, or transfer of ownership, not exceeding four (4) acres in total area, and which has not been divided into a short subdivision within a period of five (5) years.

17.09.030 Preliminary Short Subdivision Conditions and Requirements:

A. General Conditions and Requirements:

1. The subdivision shall make adequate provision for municipal improvements, street lighting circuits, alleys, drainage ways, irrigation water right-of-ways, other public ways, public access, and other improvements as deemed necessary in conformance with Community Street and Utility Standards, Chapter 17.21, Chapter 17.24 and other codes and regulations that are applicable.
2. The subdivision shall comply with all zoning and health regulations.
3. The subdivision shall be consistent with the Comprehensive Plan.
4. The applicant shall make arrangements with Grant County PUD for payment of all street lighting fees.
5. The subdivision shall provide for irrigation water right-of-ways pursuant to state law.
6. The subdivision shall not have been divided by a short subdivision within five (5) years by a different owner, shall consist of nine (9) or fewer lots, and shall not exceed four (4) acres in total area.

7. Unless an applicant requests otherwise, and the Plat Administrator agrees, a preliminary subdivision application shall be processed simultaneously with the application for rezones, deviations, planned development districts, building plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to those actions permit simultaneous processing.
8. Every decision or recommendation made under this chapter by the City Council or Planning Commission shall be in writing and shall include findings of fact and conclusions to support the decision or recommendation.
9. Preliminary subdivision applications shall be approved, disapproved, or returned to the applicant for modification within the time limitations established by state law; provided, if an Environmental Impact Statement is required pursuant to state law, or if deviations are required, the time spent reviewing and circulating the Environmental Impact Statement and deviation request by the local governmental agency is not counted in the time limitation period.

B. Specific Conditions and Requirements:

1. Prior to submitting a preliminary short subdivision application, the applicant shall schedule a pre-application conference with the Plat Administrator. During the pre-application conference, the applicant shall present a conceptual idea of the subdivision, and City personnel will respond informally to the applicant about potential items of concern or clarification, to aid the applicant in preparing the preliminary short subdivision application.
2. All preliminary subdivision applications shall be submitted to the Plat Administrator.
3. A completed preliminary short subdivision application shall include the following items:
 - a. A completed preliminary subdivision application form, signed by the property owner, on a form provided by the Community Development Department.
 - b. A non-refundable fee per Chapter 3.54.
 - c. A reduced set of all application drawings, each drawing on eleven inch (11") by seventeen inch (17") paper. Smaller sized drawings may be approved by the Plat Administrator.
 - d. A plat certificate from a title company licensed to do business in the State of Washington confirming that the title of the lands corresponds with the owners described and shown on the plat and instrument of dedication. The plat certificate shall be dated within thirty (30) calendar days of filing.
 - e. Twelve (12) full-size copies of the preliminary plat. The preliminary plat shall be a neat and accurate drawing, stamped and signed by a land surveyor. The preliminary short plat shall show sufficient detail and information to provide verification that the proposed subdivision layout can meet all approval requirements of a subdivision. The format shall be as specified in Chapter 17.15, with the ultimate goal of the applicant to provide a final plat per specifications in Chapter 17.15. Specific items that are required on a preliminary plat are listed below.
 - 1) Name of proposed subdivision, names of all existing streets within the survey, and names of all proposed streets.
 - 2) Boundaries of proposed subdivision established by the preliminary survey, and locations of the monuments found and established during the preliminary survey.

- 3) All proposed lots with their dimensions, lot numbers, block numbers, and lot areas.
 - 4) Location and dimension of all existing and proposed streets, alleys, right-of-ways, municipal easements, public utility easements, and other public lands within and adjacent to the proposed subdivision.
 - 5) Location and dimensions of all existing and proposed USBR irrigation water right-of-ways on and adjacent to the proposed subdivision.
 - 6) Legal description of land within the proposed subdivision.
 - 7) Name, address, and seal of the land surveyor who made the preliminary survey.
 - 8) Date map is prepared, vicinity map, scale, north arrow, basis of bearing, vertical datum.
- f. Three (3) full-size copies of the site plan. Site plans shall be provided on a separate sheet from the plat, per site plan requirements listed in Chapter 17.15.
 - g. Deviation requests.
 - h. Traffic memos are required if the subdivision will increase traffic by more than one hundred (100) trips per day or more than ten (10) peak-hour trips.

17.09.040 Referral to Other Departments, Agencies, and Offices:

A. The Plat Administrator shall distribute copies of the preliminary plat to each of the following offices, departments, or agencies after filing a preliminary short subdivision application:

1. Public Utility District
2. Gas Company
3. Telephone Company
4. Engineering Division of the Municipal Services Department (three copies)
5. Fire Department
6. Building Division of the Community Development Department
7. Grant County local health jurisdiction
8. All irrigation districts with jurisdiction
9. Grant County Assessor
10. Communications Company
11. Grant County Auditor
12. United States Bureau of Reclamation
13. Grant County Emergency Management
14. United States Post Office

15. Washington State Department of Fish and Wildlife

- B. The Plat Administrator shall notify the Police Department, Park and Recreation Department, and City Manager that a preliminary subdivision application has been filed.
- C. The Plat Administrator shall notify Grant County Planning Department and Grant County Public Works Department when a preliminary subdivision application is filed, if the subdivision abuts the municipal boundary.
- D. The Plat Administrator shall notify the Washington State Department of Transportation when a preliminary subdivision application is filed, if the subdivision abuts the right-of-way of a state highway, or if the subdivision is within two (2) miles of the boundary of a state or municipal airport.
- E. The Plat Administrator shall notify each office, department, or agency that written recommendations will be accepted within fourteen (14) calendar days from the date that the notification is sent. If a written recommendation is not received by the Plat Administrator within fourteen (14) calendar days, the preliminary subdivision application may be processed under the assumption that such office, department, or agency has no recommendation.
- F. If the preliminary subdivision application is unacceptable, a letter shall be mailed to the applicant within time limitations established by state law.
- G. The Plat Administrator may determine that a meeting shall be held to resolve major issues identified as a result of the recommendations of other offices, departments, or agencies. Such meeting shall be attended by those offices, departments, or agencies responsible for the recommendations and shall include the applicant and the Plat Administrator.

17.09.050 Waivers, Deferrals, and Deviations: Waiver, deferral, and deviation requests from provisions contained in this title shall be in writing to the Plat Administrator and processed in accordance with Chapter 17.33. All requests for waivers, deferrals and deviations shall be received prior to preliminary subdivision approval.

17.09.060 Preliminary Short Subdivision Application Review Procedures:

- A. After an acceptable short subdivision application is received, and within the time limitations established by state law, the Plat Administrator shall respond to the applicant in one of the following manners:
 - 1. Preliminary approval is granted as submitted.
 - 2. Preliminary approval is granted with modifications requested.
 - 3. The proposed subdivision is denied and reasons stated.
 - 4. Preliminary approval is withheld until all dedication and deviation requests are approved by the Planning Commission or City Council.
- B. Approval of the preliminary subdivision shall constitute approval for the applicant to develop construction plans and specifications for all facilities and improvements, and to prepare the final subdivision application.

17.09.070 Expiration of Preliminary Short Subdivision Approval:

- A. A preliminary short subdivision approval shall expire and become null and void after one (1) year from the date of preliminary subdivision approval unless an extension is approved by the

Plat Administrator.

- B. The Plat Administrator may grant one (1) extension of the preliminary subdivision approval for a period not to exceed one (1) year, provided that the applicant submits a written request for an extension at least thirty (30) calendar days before the expiration of the preliminary short subdivision approval.

17.09.080 Preliminary Short Subdivision Appeals: Decisions approving or disapproving preliminary short subdivisions are reviewable as provided in Chapter 20.11.

17.09.090 Improvements:

- A. After the preliminary subdivision is approved, required improvements shall be constructed by the applicant. Improvement design and approval shall be in accordance with Chapter 17.24.
- B. All approvals of project permit applications shall be processed as provided in state law.
- C. The Development Engineer shall review all required improvements to ensure conformance with approved plans and specifications. All construction of municipal improvements requires a Street and Utility Construction Permit to be obtained in accordance with Chapter 12.16.
- D. Prior to submitting the final subdivision application, the applicant shall complete all required improvements, except as noted below:
 - 1. In lieu of completing and installing all required improvements, a subdivision bond or other security shall be submitted by the applicant for approval by the City Attorney. A bond or alternative security shall be in an amount of one hundred fifty percent (150%) of the cost of the actual construction remaining. The applicant shall submit documentation of the cost of construction to the Municipal Services Director to support the determination of the amount required for bond or alternative security. Bonds or alternate security for short subdivisions shall be in effect for one (1) year, and shall be on forms approved by the City Attorney.
 - a. All improvements listed in the subdivision bond or approved security shall be installed by the contractor, and acceptable by the City, within one (1) year of accepting the bond or approved security.
 - b. The Plat Administrator may approve one (1) extension of the subdivision bond or approved security for a period not to exceed one (1) year, provided that said request for an extension is filed with the Plat Administrator at least sixty (60) calendar days prior to expiration of the bond or approved security.
 - c. If a time extension is approved, new security documents shall be submitted by the applicant. The new security shall be adjusted to accommodate increased costs for completing all required improvements. A new security shall not include additional construction requirements beyond the original scope of work. If the increased costs are not accepted by the surety, or if the Plat Administrator denies the request for extension, and the required improvements are not complete, the City shall foreclose on the existing security, and the subdivision will be held in abeyance.
- E. A Certificate of Occupancy shall not be issued for buildings that are permitted on plats that have a subdivision bond or alternate security attachment until the following events have occurred:
 - 1. Required improvements have been constructed to Community Street and Utility Standards and accepted by the City Council.

2. The final plat has been recorded.

3. The building or structure complies with the provisions of the State Building Code.

17.09.100 Final Short Subdivision Application:

- A. The applicant shall provide the final short subdivision application to the Plat Administrator on forms provided by the Community Development Department.
- B. A final short subdivision application will not be accepted until all required improvements are accepted by City Council; or until a subdivision bond or alternate security is approved in accordance with this chapter.
- C. All public dedications that are required or approved for a subdivision, together with any restrictions or limitations thereon, shall be shown on the final plat. These areas shall be shown as dedications on the final plat; or deeds, municipal easements, or both, for properties outside the subdivision boundaries. All deeds and easements required with approval for a subdivision shall be provided for review and acceptance by the City prior to recording.
- D. The final short subdivision application shall be accompanied by the following:
 - 1. A plat certificate from a title company licensed to do business in the State of Washington, dated within thirty (30) days of submitting the final subdivision application confirming that the title of the lands corresponds with the owners described and shown on the plat and instrument of dedication.
 - 2. A non-refundable fee per Chapter 3.54.
 - 3. Twelve (12) full-size copies of the final plat, drawn in accordance with the requirements of Chapter 17.15.
 - 4. Lot, block, and boundary closures for review by the Development Engineer.
 - 5. Final subdivision application form, completed and signed by the property owner.
 - 6. A reduced set of all application drawings, each drawing on eleven inch (11") by seventeen inch (17") paper. Smaller sized drawings may be approved by the Plat Administrator.
- E. The final short subdivision shall be approved or disapproved within the time limitations established by state law.
- F. No final short subdivision shall be approved unless the City makes a written finding of fact that the proposed subdivision is in conformance with applicable zoning ordinances and land use controls.
- G. No final short subdivision shall be approved that lies in whole or in part in an irrigation district organized pursuant to state law, unless an irrigation water right-of-way has been provided pursuant to state law.

17.09.110 Final Short Subdivision Application Review Procedure:

- A. The Plat Administrator shall distribute copies of the final plat to the following offices, departments, or agencies after filing a final short subdivision application:
 - 1. Public Utility District

2. Gas Company
3. Telephone Company
4. Engineering Division of the Municipal Services Department (three copies)
5. Fire Department
6. Building Division of the Community Development Department
7. Grant County local health jurisdiction
8. All irrigation districts with jurisdiction
9. Grant County Assessor
10. Communications Company
11. Grant County Auditor
12. United States Post Office
13. United States Bureau of Reclamation, when they have jurisdiction on the plat

Each office, department, or agency shall provide written recommendations to the Plat Administrator within fourteen (14) calendar days from the date that the final plat is circulated for review. If an office, department, or agency fails to provide a written recommendation within the time limitation, the final subdivision application may be processed under the assumption that said office, department, or agency has no recommendation. Final subdivision approval conditions shall not modify the terms of preliminary subdivision approval conditions, without the written consent from the applicant.

- B. The Plat Administrator shall notify the Police Department, Park and Recreation Department, and City Manager that a final subdivision application has been filed.
- C. The Plat Administrator shall notify Grant County Planning Department and Grant County Public Works Department when a final subdivision application is filed, if the subdivision abuts the municipal boundary.
- D. The Plat Administrator shall notify the Washington State Department of Transportation when a final subdivision application is filed, if the subdivision abuts the right-of-way of a state highway, or if the subdivision is within two miles of the boundary of a state or municipal airport.
- E. The Plat Administrator shall notify Grant County Emergency Management when a final subdivision application is filed if the final plat includes street names that are different from the preliminary plat.
- F. Within fourteen (14) calendar days from the date that the final plat is circulated for review, the City Engineer shall review the final subdivision application and submit a written report to the Plat Administrator with respect to the following items:
 1. Owners listed on the plat correspond with the owners listed on the plat certificate.
 2. Legal description on the plat is within the boundaries of the land described on the plat certificate.

3. Required improvements have been accepted by City Council or other approved security has been approved in conformance with this chapter.
 4. Plat is technically correct, includes valid certification by the applicant's land surveyor, and provides specific requirements per Chapter 17.15.
- G. Within fourteen (14) calendar days from the date that the final plat is circulated for review, the appropriate irrigation district serving or entitled to serve the real property with irrigation water shall review the final application and submit a written report to the Plat Administrator recommending approval or disapproval of the final subdivision. The report shall comment on the adequacy of the proposed means of the delivery of irrigation district entitlement water, and on the adequacy of the proposed means of removal of irrigation wastewater.

17.09.120 Final Short Subdivision Approval:

- A. The Plat Administrator shall approve or disapprove the final subdivision within the time limitations established by state law, unless the applicant consents to an extension of that time period in writing.
- B. If the Plat Administrator finds that the final subdivision application conforms to all terms of the preliminary subdivision approval, the requirements of state law, and all other requirements, the Plat Administrator shall approve the final subdivision.

17.09.130 Final Short Subdivision Fees, Mylars, Covenants: The applicant shall remit the following payments, fees, mylars, and covenants for an approved final short subdivision before the final short plat will be recorded.

- A. A check payable to the Grant County Auditor sufficient to cover the recording fee.
- B. When applicable, voluntary payment in lieu of a dedication of land, or to mitigate a direct impact that has been identified as a consequence of the subdivision, pursuant to state law.
- C. All other reimbursements and payments that are required as a condition of approval.
- D. Two (2) original mylar plats, with notarized signatures of the owners.
- E. One (1) electronic copy of the plat to the Plat Administrator, and one (1) electronic copy of the plat to the Grant County Assessor's office.
- F. All covenants that are required to run with the land, if any, signed by the owners and notarized, on forms provided by the Community Development Department.

17.09.140 Recording Final Short Plat:

- A. The following approvals signatures are required on approved final plat mylars after all the fees and payments are accepted, and prior to recording:
 1. City Engineer
 2. Community Development Director
 3. City Manager
- B. The Plat Administrator shall take two (2) original mylar plats with approval signatures to the Grant County Auditor for recording. One (1) of the two (2) mylar plats shall be conformed by the Grant County Auditor and returned to the City Engineer.

C. Within one (1) year after a final plat is approved, the applicant shall provide all necessary documents, with notarized signatures of the owners, and all payments and fees that are required with the plat, to the Plat Administrator. If said documents and fees are not provided to the Plat Administrator within one (1) year of final plat approval, the plat shall be expired.

17.09.150 Vested Rights: A subdivision shall be governed by the terms of approval of the final subdivision; and the statutes, ordinances, and regulations in effect at the time of approval pursuant to state law, for a period of seven (7) years after final plat approval; unless the City Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision. All lots in a subdivision shall be a valid land use, notwithstanding changes in zoning laws, for a period of seven (7) years from the date of final plat approval.

17.09.160 Final Short Subdivision Appeals: Decisions approving or disapproving final short subdivisions are reviewable as provided in Chapter 20.11.

CHAPTER 17.12 MAJOR SUBDIVISIONS

Sections:

- 17.12.010 Purpose
- 17.12.020 Scope
- 17.12.030 Preliminary Major Subdivision Conditions and Requirements
- 17.12.040 Referral to Other Departments, Agencies, and Offices
- 17.12.050 Deviations
- 17.12.060 Planning Commission Public Hearing
- 17.12.070 Notice of Public Hearing
- 17.12.080 Planning Commission Action
- 17.12.090 City Council Action
- 17.12.100 Expiration of Preliminary Major Subdivision Approval
- 17.12.110 Preliminary Major Subdivision Appeals
- 17.12.120 Improvements
- 17.12.130 Final Major Subdivision Application
- 17.12.140 Final Major Subdivision Application Review Procedure
- 17.12.150 Final Major Subdivision Recommendation and Approval
- 17.12.160 Final Major Subdivision Fees, Mylars, Covenants
- 17.12.170 Recording Final Major Plat
- 17.12.180 Vested Rights
- 17.12.190 Final Major Subdivision Appeals

17.12.010 Purpose: The procedures regulating major subdivisions are established to provide for the orderly and efficient division of land within the City; to promote the public health, safety, and general welfare; and to substantially comply with the provisions of state law.

17.12.020 Scope: This chapter regulates the division or redivision of land into ten (10) or more lots, or that exceeds four (4) acres in total land area, or that has been divided by a short subdivision within five (5) years by a different owner; for the purpose of sale, lease, or transfer of ownership.

17.12.030 Preliminary Major Subdivision Conditions and Requirements:

A. General Conditions and Requirements:

1. The subdivision shall make adequate provision for roads, streets, curbs, gutters, sidewalks, street lighting circuits, alleys, municipal utilities (sewer, storm, and water), drainage ways, irrigation water right-of-ways, other public ways, public access, and other improvements as deemed necessary in conformance with Community Street and Utility Standards, Chapter 17.21, Chapter 17.24, and other codes and regulations that are applicable.
2. The subdivision shall comply with all zoning and health regulations.
3. The subdivision shall be consistent with the Comprehensive Plan.
4. The applicant shall make arrangements with Grant County PUD for payment of all street lighting fees.
5. Environmental information shall be prepared and submitted by the applicant in accordance with the guidelines established under the State Environmental Policy Act of 1971, as amended. Said information is a part of and shall accompany the preliminary subdivision application.
6. The subdivision shall provide for irrigation water right-of-ways pursuant to state law.

7. Unless an applicant requests otherwise, and the Plat Administrator agrees, a preliminary subdivision application shall be processed simultaneously with the application for rezones, deviations, planned development districts, building plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to those actions permit simultaneous processing.
8. Every decision or recommendation made under this chapter by the City Council or Planning Commission shall be in writing and shall include findings of fact and conclusions to support the decision or recommendation.
9. Preliminary subdivision applications shall be approved, disapproved, or returned to the applicant for modification within the time limitations established by state law; provided, if an Environmental Impact Statement is required pursuant to state law, or if deviations are required, the time spent reviewing and circulating the Environmental Impact Statement and deviation request by the local governmental agency is not counted in the time limitation period.

B. Specific Conditions and Requirements:

1. Prior to submitting a preliminary major subdivision application, the applicant shall schedule a pre-application conference with the Plat Administrator. During the pre-application conference, the applicant shall present a conceptual idea of the subdivision, and City personnel will respond informally to the applicant about potential items of concern or clarification, to aid the applicant in preparing the preliminary major subdivision application.
2. All preliminary major subdivision applications shall be submitted to the Plat Administrator.
3. A completed preliminary major subdivision application shall include the following items:
 - a. A completed preliminary subdivision application form, signed by the property owner, on a form provided by the Community Development Department.
 - b. A non-refundable fee per Chapter 3.54.
 - c. A reduced set of all application drawings, each drawing on eleven inch (11") by seventeen inch (17") paper. Smaller sized drawings may be approved by the Plat Administrator.
 - d. A plat certificate from a title company licensed to do business in the State of Washington confirming that the title of the lands corresponds with the owners described and shown on the plat and instrument of dedication. The plat certificate shall be dated within thirty (30) calendar days of filing.
 - e. Twelve (12) full-size copies of the preliminary plat. The preliminary plat shall be a neat and accurate drawing, stamped and signed by a land surveyor. The preliminary major plat shall show sufficient detail and information to provide verification that the proposed subdivision layout can meet all approval requirements of a subdivision. The format shall be as specified in Chapter 17.15, with the ultimate goal of the applicant to provide a final plat per specifications in Chapter 17.15. Specific items that are required on a preliminary plat are listed below.
 - 1) Name of proposed subdivision, names of all existing streets within the survey, and names of all proposed streets.
 - 2) Boundaries of proposed subdivision established by the preliminary survey, and locations of the monuments found and established during the preliminary survey.

- 3) All proposed lots with their dimensions, lot numbers, block numbers, and lot areas.
 - 4) Location and dimension of all existing and proposed streets, alleys, right-of-ways, municipal easements, public utility easements, and other public lands within and adjacent to the proposed subdivision.
 - 5) Location and dimensions of all existing and proposed USBR irrigation water right-of-ways on and adjacent to the proposed subdivision.
 - 6) Legal description of land within the proposed subdivision.
 - 7) Name, address, and seal of the land surveyor who made the preliminary survey.
 - 8) Date map is prepared, vicinity map, scale, north arrow, basis of bearing, vertical datum.
- f. Three (3) full-size copies of the site plan. Site plans shall be provided on a separate sheet from the plat, per site plan requirements listed in Chapter 17.15.
 - g. An environmental checklist for the proposed subdivision is required to be completed by the applicant and submitted with all subdivision applications.
 - h. Deviation requests.
 - i. Traffic memos are required if the subdivision will increase traffic by more than one hundred (100) trips per day or more than ten (10) peak-hour trips.

17.12.040 Referral to Other Departments, Agencies, and Offices:

- A. The Plat Administrator shall distribute copies of the preliminary plat to each of the following offices, departments, or agencies after filing a preliminary major subdivision application:
 1. Public Utility District
 2. Gas Company
 3. Telephone Company
 4. Engineering Division of the Municipal Services Department (three copies)
 5. Fire Department
 6. Building Division of the Community Development Department
 7. Grant County local health jurisdiction
 8. All irrigation districts with jurisdiction
 9. Grant County Assessor
 10. Communications Company
 11. Grant County Auditor
 12. United States Bureau of Reclamation

13. Grant County Emergency Management

14. United States Post Office

15. Washington State Department of Fish and Wildlife

16. Washington State Department of Ecology

- B. The Plat Administrator shall notify the Police Department, Park and Recreation Department, and City Manager that a preliminary subdivision application has been filed.
- C. The Plat Administrator shall notify Grant County Planning Department and Grant County Public Works Department when a preliminary subdivision application is filed, if the subdivision abuts the municipal boundary.
- D. The Plat Administrator shall notify the Washington State Department of Transportation when a preliminary subdivision application is filed, if the subdivision abuts the right-of-way of a state highway, or if the subdivision is within two (2) miles of the boundary of a state or municipal airport.
- E. The Plat Administrator shall notify each office, department, or agency that written recommendations will be accepted within fourteen (14) calendar days from the date that the notification is sent. If a written recommendation is not received by the Plat Administrator within fourteen (14) calendar days, the preliminary subdivision application may be processed under the assumption that such office, department, or agency has no recommendation.
- F. If the preliminary subdivision application is unacceptable, a letter shall be mailed to the applicant within time limitations established by state law.
- G. The Plat Administrator may determine that a meeting shall be held to resolve major issues identified as a result of the recommendations of other offices, departments, or agencies. Such meeting shall be attended by those offices, departments, or agencies responsible for the recommendations and shall include the applicant and the Plat Administrator.

17.12.050 Waivers, Deferrals, and Deviations: Waiver, deferral, and deviation requests from provisions contained in this title shall be in writing to the Plat Administrator and processed in accordance with Chapter 17.33. All requests for waivers, deferrals, and deviations shall be received prior to preliminary subdivision approval.

17.12.060 Planning Commission Public Hearing: When the Plat Administrator determines that a subdivision application is acceptable, the Plat Administrator shall set a date for a public hearing before the Planning Commission.

17.12.070 Notice of Public Hearing: Notice of public hearing shall be in accordance with Section 20.07.

17.12.080 Planning Commission Action:

- A. The Plat Administrator shall transmit the subdivision application, comments and recommendations from other offices and agencies, comments from the public, and comments and recommendations from City departments to the Planning Commission prior to the public hearing.
- B. The Planning Commission shall review the preliminary subdivision application, comments and recommendations, testimony, and exhibits submitted at the hearing and make recommendations thereon to the City Council to assure conformance of the proposed subdivision with the Comprehensive Plan, state and local codes, and Community Street and

Utility Standards. The Planning Commission shall recommend that City Council approve, conditionally approve, or disapprove the preliminary subdivision.

17.12.090 City Council Action: If no appeal is taken from the decision of the Planning Commission, preliminary subdivision applications will be submitted to the City Council under Section 2.08.100.

17.12.100 Expiration of Preliminary Major Subdivision Approval:

- A. A preliminary major subdivision approval shall expire and become null and void seven (7) years after the date of final action by the City Council.
- B. The City Council may grant one (1) extension of the preliminary subdivision approval for a period not to exceed one (1) year, provided that the applicant submits a written request for an extension at least thirty (30) calendar days before the expiration date, and the applicant has attempted in good faith to submit the final subdivision application.

17.12.110 Preliminary Major Subdivision Appeals: All decisions of a preliminary major subdivision are reviewable as provided in Chapter 20.11.

17.12.120 Improvements:

- A. After the preliminary subdivision is approved, required improvements shall be constructed by the applicant. Improvement design and approval shall be in accordance with Chapter 17.24.
- B. All approvals of project permit applications shall be processed as provided in state law.
- C. The Development Engineer shall review all required improvements to ensure conformance with approved plans and specifications. All construction of municipal improvements requires a Street and Utility Construction Permit to be obtained in accordance with Chapter 12.16.
- D. Prior to submitting the final subdivision application, the applicant shall complete all required improvements, except as noted below:
 - 1. In lieu of completing and installing all required improvements, a subdivision bond or other security shall be submitted by the applicant for approval by the City Attorney. A bond or alternative security shall be in an amount of one hundred fifty percent (150%) of the cost of the actual construction remaining. The applicant shall submit documentation of the cost of construction to the Municipal Services Director to support the determination of the amount required for bond or alternative security. Bonds or alternate security for major subdivisions shall be in effect for two (2) years, and shall be on forms approved by the City Attorney.
 - a. All improvements listed in the subdivision bond or approved security shall be installed by the contractor, and acceptable by the City, within two (2) years of accepting the bond or approved security.
 - b. The City Council may approve one (1) extension of the subdivision bond or approved security for a period not to exceed two (2) years, provided that said request for an extension is filed with the Plat Administrator at least sixty (60) calendar days prior to expiration of the existing bond or approved security.
 - c. If a time extension is approved, new security documents shall be submitted by the applicant. The new security shall be adjusted to accommodate increased costs for completing all required improvements. A new security shall not include additional construction requirements beyond the original scope of work. If the increased costs are not accepted by the surety, or if the City Council denies the request for extension,

and the required improvements are not complete, the City shall foreclose on the existing security, and the subdivision will be held in abeyance.

E. A Certificate of Occupancy shall not be issued for buildings that are permitted on plats that have a subdivision bond or alternate security attachment until the following events have occurred:

1. Required improvements have been constructed to Community Street and Utility Standards and accepted by the City Council.
2. The final plat has been recorded.
3. The building or structure complies with the provisions of the State Building Code.

17.12.130 Final Major Subdivision Application:

A. The applicant shall provide the final major subdivision application to the Plat Administrator on forms provided by the Community Development Department.

B. A final major subdivision application will not be accepted until all required improvements are accepted by the City Council or a subdivision bond or alternate security is approved in accordance with this chapter.

C. All public dedications that are required or approved for a subdivision, together with any restrictions or limitations thereon, shall be shown on the final plat. These areas shall be shown as dedications on the final plat; or deeds, municipal easements, or both, for properties outside the subdivision boundaries. All deeds and easements required with approval for a subdivision shall be provided for review and acceptance by the City prior to recording.

D. The final major subdivision application shall be accompanied by the following:

1. A plat certificate from a title company licensed to do business in the State of Washington, dated within thirty (30) days of submitting the final subdivision application confirming that the title of the lands corresponds with the owners described and shown on the plat and instrument of dedication.
2. A non-refundable fee per Chapter 3.54.
3. Twelve (12) full-size copies of the final plat, drawn in accordance with the requirements of Chapter 17.15.
4. Lot, block, and boundary closures for review by the Development Engineer.
5. Final subdivision application form, completed and signed by the property owner.
6. Reduced set of all application drawings, each drawing on eleven inch (11") by seventeen inch (17") paper. Smaller sized drawings may be approved by the Plat Administrator.

E. The final major subdivision shall be approved or disapproved within the time limitations as established by state law.

F. No final major subdivision shall be approved unless the City makes a written finding of fact that the proposed subdivision is in conformance with applicable zoning ordinances and land use controls.

G. No final major subdivision shall be approved that lies in whole or in part in an irrigation district

organized pursuant to state law, unless an irrigation water right-of-way has been provided pursuant to state law.

17.12.140 Final Major Subdivision Application Review Procedure:

A. The Plat Administrator shall distribute copies of the final major plat to the following offices, departments, or agencies after filing a final major subdivision application:

1. Public Utility District
2. Gas Company
3. Telephone Company
4. Engineering Division of the Municipal Services Department (three copies)
5. Fire Department
6. Building Division of the Community Development Department
7. Grant County local health jurisdiction
8. All irrigation districts with jurisdiction
9. Grant County Assessor
10. Communications Company
11. Grant County Auditor
12. United States Post Office
13. United States Bureau of Reclamation, when they have jurisdiction on the plat

Each office, department, or agency shall provide written recommendations to the Plat Administrator within fourteen (14) calendar days from the date that the final plat is circulated for review. If an office, department, or agency fails to provide a written recommendation within the time limitation, the final subdivision application may be processed under the assumption that said office, department, or agency has no recommendation. Final subdivision approval conditions shall not modify the terms of preliminary subdivision approval conditions, without the written consent from the applicant.

- B. The Plat Administrator shall notify the Police Department, Park and Recreation Department, and City Manager that a final subdivision application has been filed.
- C. The Plat Administrator shall notify Grant County Planning Department and Grant County Public Works Department when a final subdivision application is filed, if the subdivision abuts the municipal boundary.
- D. The Plat Administrator shall notify the Washington State Department of Transportation when a final subdivision application is filed, if the subdivision abuts the right-of-way of a state highway, or if the subdivision is within two (2) miles of the boundary of a State or municipal airport.
- E. The Plat Administrator shall notify Grant County Emergency Management when a final subdivision application is filed if the final plat includes street names that are different from the

preliminary plat.

F. Within fourteen (14) calendar days from the date that the final plat is circulated for review, the City Engineer shall review the final subdivision application and submit a written report to the Plat Administrator with respect to the following items:

1. Owners listed on the plat correspond with the owners listed on the plat certificate.
2. Legal description on the plat is within the boundaries of the land described on the plat certificate.
3. Required improvements have been accepted by City Council, or other approved security has been approved in conformance with this chapter.
4. Plat is technically correct, includes valid certification by the applicant's land surveyor, and provides specific requirements per Chapter 17.15.

G. Within fourteen (14) calendar days from the date that the final plat is circulated for review, the appropriate irrigation district serving or entitled to serve the real property with irrigation water shall review the final application and submit a written report to the Plat Administrator recommending approval or disapproval of the final subdivision. The report shall comment on the adequacy of the proposed means of the delivery of irrigation district entitlement water, and on the adequacy of the proposed means of removal of irrigation wastewater.

17.12.150 Final Major Subdivision Recommendation and Approval:

A. The Planning Commission shall review the final major subdivision application within the time limits established by state law for compliance with preliminary subdivision approval, state law, and all other requirements that were in effect at the time of preliminary subdivision approval, and shall recommend to the City Council that said subdivision be approved or disapproved.

B. City Council Action:

1. The City Council shall approve or disapprove the final major subdivision.
2. If the City Council finds that the final major subdivision conforms to the terms of preliminary major subdivision approval, the requirements of state law, and all other requirements that were in effect at the time of preliminary subdivision approval, the City Council shall approve the final subdivision. By the City Council's approval, the City Manager is authorized to sign the final plat mylars for the City Council.

17.12.160 Final Major Subdivision Fees, Mylars, and Covenants: The applicant shall remit the following payments, fees, mylars, and covenants for an approved final subdivision before the final major plat will be recorded.

- A. A check payable to the Grant County Auditor sufficient to cover the recording fee.
- B. When applicable, voluntary payment in lieu of a dedication of land, or to mitigate a direct impact that has been identified as a consequence of the subdivision, pursuant to state law.
- C. All other reimbursements and payments that are required as a condition of approval.
- D. Two (2) original mylar plats, with notarized signatures of the owners.
- E. One (1) electronic copy of the plat to the Plat Administrator and one (1) electronic copy of the plat to the Grant County Assessor's office.

- F. All covenants that are required to run with the land, if any, signed by the owners and notarized, on forms provided by the Community Development Department.

17.12.170 Recording Final Major Plat:

- A. The following approvals signatures are required on approved final plat mylars after all the fees and payments are accepted, and prior to recording:
1. City Engineer
 2. City Manager for City Council
 3. Planning Commission Chairman
- B. The Plat Administrator shall take two (2) original mylar plats with approval signatures to the Grant County Auditor for recording. One (1) of the two (2) mylar plats shall be conformed by the Grant County Auditor and returned to the City Engineer.
- C. Within two (2) years after a final plat is approved, the applicant shall provide all necessary documents, with notarized signatures of the owners, and all payments and fees that are required with the plat, to the Plat Administrator. If said documents and fees are not provided to the Plat Administrator within two (2) years of final plat approval, the plat shall be expired.

17.12.180 Vested Rights: A subdivision shall be governed by the terms of approval of the final subdivision; and the statutes, ordinances, and regulations in effect at the time of approval pursuant to state law, for a period of seven (7) years after final plat approval; unless the City Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision. All lots in a subdivision shall be a valid land use, notwithstanding changes in zoning laws, for a period of seven (7) years from the date of final plat approval.

17.12.190 Final Major Subdivision Appeals: Decisions approving or disapproving final major subdivisions are reviewable as provided in Chapter 20.11.

CHAPTER 17.15
REQUIREMENTS FOR PLATS AND SITE PLANS

Sections:

- 17.15.010 Purpose
- 17.15.020 General Requirements
- 17.15.030 Specific Plat Requirements
- 17.15.040 Specific Site Plan Requirements
- 17.15.050 Modifications to Format on Plats and Site Plans

17.15.010 Purpose: The purpose of this chapter is to provide technical specifications for plats and site plans.

17.15.020 General Requirements: A plat shall consist of the first sheet or sheets that show all of the survey information including information on the adjacent properties, the adjacent right-of-way, vertical datums, bearing datums, Auditor's Certificate, Surveyor's Certificate, vicinity maps, covenant records, legends, and tables; followed by the last sheet or sheets that contain the legal description, the dedication statement, the approvals statements, and acknowledgments. Additional sheets are allowed to meet the scale requirements of a plat. When more than one (1) sheet is used to show the subdivision, the first sheet shall show the entire subdivision, at an approved scale showing the dimensions, bearings, and curve data for the external boundary of the subdivision, the match lines for subsequent sheets, section line information, City limits lines, and survey ties to the primary control points.

17.15.030 Specific Plat Requirements: Final plats shall include all survey map requirements required by state law, all requirements pertaining to the preliminary subdivision approval, and the following specific items.

- A. A title box shall be on all sheets of the plat, and shall identify the business name of the firm or land surveyor that performed the survey.
- B. Each sheet of the plat shall have a sheet identification number such as "Sheet 1 of 2".
- C. Each sheet shall have an identical heading at the top of the sheet. The heading shall be written per the following format, with modifications approved such that an accurate description is provided for the underlying property:

(Name of the subdivision) Short Plat (or Major Plat)

If applicable - A Replat of (list the underlying subdivision; or the portion thereof, with lot and block numbers)

A Portion of the _____ 1/4 of the _____ 1/4 of Section _____, Township _____ N., Range _____ E. WM., Moses Lake, Grant County, Washington.

- D. The Grant County Auditor's Certificate shall be on sheet 1 as follows:

GRANT COUNTY AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, _____ at _____ O'clock _____ M. in Book _____ of Plats (or Short Plats) at Pages _____ through _____, records of Grant County, at the request of the City of Moses Lake.

- E. The Surveyor's Certificate shall be on sheet 1 of the plat as follows:

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of (name of plat owner) in (month), (year).

(Printed Name of Land Surveyor) Certificate Number _____

- F. The address and signature of the Land Surveyor shall be on sheet 1 of the plat.
- G. The seal and date that the land surveyor stamped the plat shall be shown on each sheet of the plat.
- H. The date of the survey shall be shown on the first sheet of the plat.
- I. The north arrow, which is based on the bearing datum, shall be shown on each sheet that includes survey maps or vicinity maps.
- J. A bearing datum and vertical datum shall be described on the first sheet of the plat, and the primary control points for the datums shall be shown on the plat. The primary control points shall be existing monuments that were found during the survey for the plat. Survey information about the primary control points shall be shown on the plat, which information shall tie the primary control points to the plat boundaries. The NAD 83 South Zone is authorized as the basis of bearing and elevation for the primary control points. When NAD 83 is used to define the elevation of the vertical datum monument, the difference between the NAD 83 elevation and the USBR elevation shall be shown on the plat for that monument.
- K. All subdivision boundaries, block boundaries, and lot boundaries shall be identified by straight line segments and curve segments.
- L. All line segments and curve segments that are described in the legal description shall be shown on the plat.
- M. All straight line segments on the plat shall include a bearing and a distance.
- N. All bearings shall be based on the approved bearing datum shown for the survey. The bearings shall be in degrees, minutes, and seconds; to the nearest second.
- O. All distances shall be to the nearest one-hundredth of a foot.
- P. When a line segment is compiled as several line segments, the dimensions shall be rounded as necessary such that the summation of all line segments shall be equal to the distance shown for the larger line segment or segments.
- Q. Where a distance and bearing is shown on the plat, which bearing and distance spans more than two (2) points, leader lines shall be provided to clearly show the end points of the described line segment.
- R. All curves on the plat shall include delta angles, curve lengths, curve radii, and tangent lengths.

- S. When curves or line segments are labeled and the information is listed in a table, the curves and line segments shall be labeled consistently from one page to the next.
- T. Information about line segments and curves shall be shown on the same sheet that the line segment or curve is shown.
- U. All boundaries for existing and proposed right-of-way, municipal easements, public land, and public utility easements, within and abutting the subdivision boundaries, shall be labeled on the plat and defined by the survey.
- V. A graphical scale shall be shown for each survey map. Plat scales shall be drawn one hundred feet (100') per inch, or at an alternate scale that is approved by the Municipal Services Director. Alternate scales shall be at ten (10), twenty (20), thirty (30), forty (40), fifty (50), or sixty (60) feet per inch; or multiples of ten (10) to these six (6) scales.
- W. Street names shall be shown on the plat for all streets being dedicated on the plat. Street names are authorized if they can be printed on a standard street name sign, they are not similar sounding to existing street names in the vicinity of Moses Lake, and they are not offensive in nature. Approved street names shall be shown on the final plat mylars.
- X. Final mylar plats shall be suitable for microfilming and digital filing, such that the quality of the microfilm and digital file are not diminished.
- Y. Final mylar plats shall be drawn without cross hatching, shading, and other highlighting techniques that diminish the legibility of the details or text on the plat.
- Z. All drafting details and text shall be drawn on the plat such that they are not overlapping and all details and text are distinguished independently from each other.
- AA. All text on the plat shall be no smaller than eight hundredths (0.08) of an inch, except that a smaller text is authorized on vicinity maps and land surveyor seals, provided that the smaller text is legible.
- BB. Final mylar plats shall not include adhesive materials affixed to the surface.
- CC. Information shall be shown on the plat to describe the permanent monuments that are shown for the survey. Such information shall include the type and size of monument, type of encasement, and the latest date for all monuments found, established, or reestablished. Information about the monuments shall include the condition of the monument. If the monument defines a section corner, street intersection, or property boundary, that information shall be shown on the plat.
- DD. Information should be shown on the plat when measured line segments and curves are at variance with existing deed calls. Contrasting information shall be clearly identified and referenced such that it is not mistaken for the current survey information.
- EE. The elevations of all subdivision boundary corner monuments shall be shown, with respect to the vertical datum. Elevations shall also be shown for existing monuments that are used to tie the subdivision boundary to the primary control monuments.
- FF. All ambiguities, hiatuses, and overlapping boundaries shall be identified on the plat.

- GG. Final mylar plats shall be either photo mylar with a fixed halide base, or permanent black ink on mylar that is coated with a suitable substance to assure permanent legibility.
- HH. All signatures and writing on final mylar plats shall be in permanent, black ink.
- II. All sheets shall have blank borders of two inches (2") on the left margin, three-fourths inch (3/4") on the top border, and one-half inch (1/2") on the remaining two (2) margins.
- JJ. All sheet sizes shall be eighteen inches (18") by twenty-four inches (24").
- KK. A vicinity map shall be shown on the first sheet of the plat. The vicinity map shall show sufficient property surrounding the plat such that the secondary streets in the area are shown. All existing streets within the area of the vicinity map shall be labeled. The Municipal Services Director may approve the vicinity map to be placed on the second sheet of the plat due to space constraints on the first sheet. The scale of the vicinity map shall be shown.
- LL. All USBR irrigation and drainage water right-of-ways within and abutting the subdivision shall be shown and labeled on the plat, with sufficient information, such that the location is defined with respect to the subdivision boundaries.
- MM. Areas that abut the subdivision shall be identified on the plat, including public areas, such as parks, streets, and playgrounds. Sufficient information shall be shown on the plat such that the locations of these areas can be determined with respect to the boundary corners of the subdivision.
- NN. Information about existing recorded right-of-way, municipal easements, public land, and public utility easements within or abutting the subdivision shall be shown on the plat. Copies of said records should be included by the applicant with the preliminary subdivision application. When existing right-of-way, municipal easements, public land, and public utility easements are within the subdivision boundaries, the properties should be vacated or abandoned with the recording of the plat, and rededicated on the plat if required by the preliminary subdivision approval.
- OO. Names of existing subdivisions that abut the boundaries of the subdivision, or which existing subdivisions abut adjacent right-of-way to the subdivision, shall be shown on the plat. When the adjacent property is unplatted, the property shall be labeled as "unplatted".
- PP. All municipal dedications provided by the owner upon recording the plat shall be explicitly shown on the plat. Municipal dedications shall be accompanied by the note "Dedicated to the City of Moses Lake".
- QQ. Other dedications of public land shall be explicitly shown and described with sufficient language to establish that the dedication is provided with the recording of the plat.
- RR. Transmission line easements are authorized to be shown on the plat, provided that sufficient information is shown to describe the location of the easements with respect to the subdivision. Other private easements shall not be shown on the plat, but recorded documents of private easements may be required for review purposes.
- SS. All municipal boundaries, township lines, section lines, and street centerlines shall be shown on the plat if said lines are within the range of the survey or adjacent to the subdivision. Any of the said lines that are coincident with each other shall be identified as such on the plat.
- TT. Abbreviations that are used on the plat shall be defined in the legend for the plat. However, the following abbreviations that are defined below do not require a definition in the plat legend.

±	more or less
AFN	auditor's file number
B.C.	brass cap
E., W., N., S	East, West, North, or South, respectively
in.	inch
I.P.	iron pipe
ft.	foot
M.L.	Moses Lake
Mon.	monument
Mun. Esmt.	municipal easement
No.	number
PLS	land surveyor
P.U. Esmt.	public utility easement
R	range
Rebar	reinforcing steel bar
R.O.S.	record of survey
ROW	right-of-way
S	Section
Sq.	square
T	Township
USBR	United States Bureau of Reclamation
W.M.	Willamette Meridian

UU. Each lot area shall be shown on each lot of the plat, or within a table. If a table of lot sizes is provided, the table shall be on the same sheet as the lots it pertains to.

VV. A legend shall be provided on each sheet to define line types, abbreviations, and symbols that are used on the sheet.

WW. Approvals statements for short subdivisions shall be included on the last sheet or sheets of the plat as follows.

EXAMINED AND APPROVED by the Moses Lake City Engineer on _____,
20____.

City Engineer

EXAMINED AND APPROVED by the Community Development Director on _____,
20____.

Community Development Director

EXAMINED AND APPROVED by the Moses Lake City Manager on _____,
20____.

City Manager

XX. Approvals statements for major subdivisions shall be included on the last sheet or sheets of the plat as follows.

EXAMINED AND APPROVED by the Moses Lake City Engineer on _____,
20____.

City Engineer

EXAMINED AND APPROVED by the Planning Commission on _____,
20____.

Planning Commission Chairman

EXAMINED AND APPROVED by the City Council on _____, 20____.

City Manager

YY. Dedication and acknowledgment statements shall be on the last sheet or sheets of all plats as follows.

Dedication: The owner(s) of the land described herein in fee simple is(are) [insert name(s) of owner(s) as shown on the title certificate]. The owner(s) declare(s) this plat and dedicate(s) to the public forever, all streets, roads, alleys, easements or whatever public property that is shown on this plat for any and all public purposes not inconsistent with the uses shown on this plat and do hereby grant a waiver of all claims for damages against any governmental authority arising from the construction and maintenance of public property within the subdivision.

Dated _____

Signed _____

Acknowledgment

State of Washington
County of Grant

I certify that I know or have satisfactory evidence that [insert name(s) of owner(s) as shown on the plat certificate] signed this Dedication on this plat, and I acknowledge the signature(s) for the Dedication to be a free and voluntary act for the uses and purposes mentioned in the Dedication.

Dated _____

Signature of Notary Public
My appointment expires _____

ZZ. The Grant County Treasurer's Certificate shall be included on the last sheet or sheets of all plats as follows.

Treasurer's Certificate: I hereby certify that all taxes and assessments now due and payable according to the records of Grant County, including _____ advanced taxes, have been fully paid.

Grant County Treasurer

Date

AAA. The Grant County Assessor's Approval is not required. If the Grant County Assessor's Approval is included, it shall be on the last sheet or sheets of plats as follows.

Examined and approved by the Grant County Assessor on _____, 20_____.



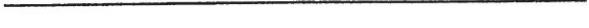






Grant County Assessor/Deputy Assessor

BBB. All existing and proposed covenants, approved with the plat, shall be recorded separately from the plat, and shall be noted on the first sheet of the plat as follows.

Covenants: Covenants, as approved with the plat, are recorded as a separate document under Auditor's File Number _____, Records of Grant County, Washington.

CCC. The legal description shall be on the last sheet or sheets of the plat. All boundary information on the legal description shall be shown on the plat. If the legal description is different from the survey information shown on the plat, the information from the legal description shall be referenced on the survey, to clearly identify the lines being described by the legal description.

DDD. The following line types are defined for consistency between plats in the City of Moses Lake. Line types that are used on a plat shall be as shown in the legend below, and shall be defined on the plat legend. Where the line types shown and described coincide with each other or with other described line types, the line type that is closer to the top of the list shall be the dominant line shown on the plat.

Subdivision Boundary Line	
Block Boundary Line	
Lot Boundary Line	
Underlying Subdivision Lines	
City Limit Line	
Right-of-Way Line	
Centerline	
Easement Lines	
Section Line	
Other Line	(As defined on the plat legend)

EEE. All lot numbers and block numbers for the subdivision shall be Arabic numerals.

FFF. All blocks shall be consecutively numbered, beginning with the number 1.

GGG. All lots within a single block shall be consecutively numbered, beginning with the number 1.

17.15.040 Specific Site Plan Requirements: Site plans shall be provided for review with a preliminary subdivision application. Site plans will not be recorded with the approved final plat, and shall not be consecutively numbered with the plat sheets. Acceptable site plans will be filed in the City's plat folders. Site plans shall be used as guidelines for public agencies to comment on the validity or necessity of existing or additional utilities and municipal improvements that are required to serve the subdivision. Agency reviews do not verify the accuracy of the site plans that are provided by the applicant's surveyor. Review of the site plan does not replace the requirement of the applicant to provide construction plans for review and approval, as may be required by the preliminary subdivision approval. Site plans shall include the following items:

- A. The site plan shall clearly show the boundaries of the subdivision, including blocks, lots, and public dedications as shown on the preliminary plat.
- B. The site plan shall include sufficient information from the plat to establish that the site plan corresponds with the plat, including orientation, size, layout, and location.
- C. Site plans shall be drawn one hundred feet (100') per inch, or at an alternate scale that is approved by the Municipal Services Director. Alternate scales shall be at ten (10), twenty (20), thirty (30), forty (40), fifty (50), or sixty (60) feet per inch; or multiples of ten (10) to these six (6) scales. A graphical scale shall be included on the site plan.
- D. The sheet size for the site plan shall be eighteen inches (18") by twenty-four inches (24"), or at an alternate size as approved by the Municipal Services Director. The Municipal Services Director may approve additional sheets to be used for the site plan.
- E. Margins on the site plan shall be one inch (1") on the left margin and one-half inch (½") on the remaining margins.
- F. The site plan shall show all utilities, drainage ways, and improvements within the subdivision and within the adjacent public lands, right-of-ways, and easements. All existing and proposed utility service lines that will serve the subdivision shall be shown on the site plan.
- G. If utilities and improvements are required to be extended beyond the immediate vicinity of the subdivision boundaries in order to serve the subdivision, the general routes and layouts for those offsite utilities shall be shown on the site plan.
- H. Contour lines shall be shown on the site plan at two foot (2') intervals. Shorter intervals should be shown if two foot (2') intervals are not sufficient to show the drainage across the subdivision.
- I. Existing zoning classifications shall be shown for the subdivision and the adjacent properties.
- J. All existing structures on the subdivision, and all existing structures adjacent to the subdivision that could affect the requirements of subdivision approval shall be shown on the site plan. Insufficient information on the site plan pertaining to existing structures is justification to require additional subdivision requirements prior to recording the plat.

17.15.050 Modifications to Format on Plats and Site Plans: Technical specifications for plats and site plans, as required by this chapter, may be modified as approved by the Municipal Services Director.

CHAPTER 17.18
BINDING SITE PLAN

Sections:

- 17.18.010 Purpose
- 17.18.020 Binding Site Plan Conditions and Requirements
- 17.18.030 Preliminary Non-Binding Advisory Review
- 17.18.040 Referral to Other Departments, Agencies, and Offices
- 17.18.050 Binding Site Plan Approval
- 17.18.060 Final Recording Fees
- 17.18.070 Final Recording
- 17.18.080 Appeals

17.18.010 Purpose: The procedures regulating binding site plans are established for the following purposes:

- A. To provide an alternative procedure for the orderly and efficient division of platted land into parcels for the purpose of lease or sale for industrial or commercial uses on land upon which no residential structures will be placed.
- B. To provide an alternative procedure for the orderly and efficient division of platted land into parcels for the purpose of lease for manufactured homes or travel trailers.
- C. To promote the general health, safety, and welfare.
- D. To comply with the provisions of state law.

The binding site plan procedures specified herein are available as a complement to other methods for subdividing land for commercial and industrial development, and shall be the required method of development for manufactured home parks.

17.18.020 Binding Site Plan Conditions and Requirements:

A. General Conditions and Requirements:

- 1. Binding site plan shall only be submitted for property that is currently platted or is in the process of being platted. Binding site plan applications shall include a preliminary record of survey for the binding site plan. A record of survey for a binding site plan shall not be recorded until the underlying plat has been recorded, and until the record of survey has been approved by the City Manager.
- 2. Binding site plan applications should be processed simultaneously with the application for subdivisions, re-zones, deviations, planned development districts, building site plan approvals, and similar quasi-judicial or administrative actions to the extent those procedural requirements applicable to these actions permit simultaneous processing.
- 3. The binding site plan shall be comprised of a single lot.
- 4. Binding site plans shall be recorded as a record of survey.
- 5. A commercial or industrial binding site plan authorizes a sale or transfer of a parcel. The binding site plan and all of its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the parcel. The sale or transfer of such parcel in violation of the binding site plan, or without obtaining a binding site plan approval, is an illegal act in violation of state law and shall be restrained by injunctive action.

6. Manufactured home park and recreational vehicle park binding site plans do not authorize the sale or transfer of ownership of a parcel of the binding site plan.
7. Alteration of an approved binding site plan shall be accomplished by submitting a new binding site plan application to the Community Development Director. The amended binding site plan shall comprise the entire original binding site plan, with the revised parcels shown clearly on the new record of survey for the altered binding site plan. The altered binding site plan shall be processed subject to all the procedures and requirements of this chapter.
8. All improvements within the binding site plan boundaries shall be privately held and maintained by the property owners, except that the water meters shall be owned by the City. The meters shall be installed at locations approved by the Municipal Services Director. A municipal easement shall be filed with the Grant County Auditors's Office concurrently with the record of survey for the original binding site plan, to allow the City Water Division to access the water meters and to flush the water system; and for all records of surveys for revised binding site plans if the municipal easement is not already provided.

All water and sewer mains and appurtenances shall be constructed per the current Community Street and Utility Standards. Construction and permits shall be in accordance with Chapter 12.16.

9. The binding site plan shall comply with all zoning and health regulations. The survey and drafting standards for records of survey shall comply with all the regulations set forth in state law.
10. The binding site plan shall be consistent with the Comprehensive Plan.
11. Environmental information shall be prepared and submitted by the applicant in accordance with the guidelines established under the State Environmental Policy Act of 1971, as amended. Said information is a part of and shall accompany the binding site plan application.
12. Binding site plans shall be approved, disapproved, or returned to the applicant for modification within ninety (90) days from the date of filing unless the applicant consents to an extension of such time period. Provided that, if an Environmental Impact Statement is required by state law, the ninety (90) day period shall not include the time spent preparing and circulating the Environmental Impact Statement by the local governmental agency.

B. Specific Conditions and Requirements:

1. Prior to submitting a binding site plan application, the applicant shall schedule a pre-application conference with the Community Development Department. The applicant shall present a conceptual idea of the binding site plan. The Community Development Director and representatives of affected City departments will respond informally and address potential items of concern to aid the applicant in preparing the binding site plan.
2. The binding site plan application and record of survey shall be filed with the Community Development Department on forms prescribed by the Community Development Department. Said application shall be accompanied by four (4) full-size copies of the record of survey for the binding site plan, one (1) eleven inch (11") by seventeen inch (17") reduction of the record of survey, and a plat certificate that is dated within thirty (30) days of the application.

3. The record of survey for a binding site plan shall be a neat and accurate drawing in black permanent ink prepared, stamped, and signed by a land surveyor. The trimmed size of the record of survey shall measure eighteen inches (18") by twenty-four inches (24") with a two inch (2") margin on the left margin, a three-fourths inch (3/4") margin on the top, and a half inch (1/2") border on the remaining two (2) margins. The record of survey shall be drawn on two (2) or more sheets if the scale necessary to accommodate the map on one (1) sheet would unduly congest the drawing.
4. The applicant shall pay a non-refundable fee per Chapter 3.54 at the time of application.
5. All public dedications shown on the plat being overlaid shall be shown on the record of survey for the binding site plan.
6. The record of survey for a binding site plan shall contain the following:
 - a. The title to read as follows:

(NAME OF THE SUBDIVISION, LOT, AND BLOCK)
(TYPE OF) BINDING SITE PLAN
A Record of Survey
 - b. All existing streets, municipal easements, and public utility easements, including those shown on an underlying preliminary subdivision.
 - c. Parcel locations including dimensions and number or letter designations.
 - d. Distances and bearings for line segments for each parcel, and length, delta angle, and radius for all curved lines for each parcel.
 - e. The names of all subdivisions immediately adjacent thereto.
 - f. The scale of the record of survey for a binding site plan shall be drawn one hundred feet (100') per inch, or at an alternate scale that is approved by the Community Development Director. Alternate scales shall be at ten (10), twenty (20), thirty (30), forty (40), fifty (50), or sixty (60) feet per inch; or multiples of ten (10) to these six (6) scales. A graphical scale shall be included on the record of survey.
 - g. A vicinity map at a sufficient scale that shows the location of the binding site plan.
 - h. Surveyor's Certificate:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of _____ in _____, 20____.

Name of Person
(Signed and Sealed)_____
Certificate No. _____

i. Auditor's Certificate:

Filed for the record this _____ day of _____, 20____ at
_____ M. in book _____ of surveys at page _____ at the request of the
City of Moses Lake.

Grant County Auditor

by Deputy Auditor

j. Approvals:

Examined and approved by the Moses Lake City Manager on _____, 20____.

City Manager

7. If the binding site plan is a re-division of an existing binding site plan, the parcels of the preceding binding site plan shall be shown by dotted lines in their proper positions in relation to the new arrangement of the binding site plan, the new binding site plan being so clearly shown in solid lines as to avoid ambiguity.
8. The applicant's land surveyor shall set all required monuments and shall stake all parcel corners as shown on the record of survey before the binding site plan is submitted for approval.

17.18.030 Preliminary Non-Binding Advisory Review :

- A. A preliminary, non-binding, advisory review of a proposed binding site plan shall be set up by the Community Development Director, if so requested by the applicant. With the request, the applicant shall submit the preliminary record of survey for the binding site plan in substantial compliance with Section 17.18.020.
- B. The binding site plan and request for preliminary, non-binding, advisory review will be referred to other departments, agencies, and offices in compliance with Section 17.18.040.

17.18.040 Referral to Other Departments, Agencies, and Offices:

- A. Upon receipt of a complete and satisfactory conclusive binding site plan application, copies of the record of survey for the binding site plan will be distributed for review and comment to the following offices.
 1. Development Engineering
 2. Fire Department
 3. Grant County Assessor
 4. Grant County Auditor
- B. All comments shall be made to the Community Development Director within fourteen (14)

days after the record of survey is distributed for review.

- C. If the binding site plan is found to be unacceptable, a letter shall be mailed to the applicant within twenty (20) days of receipt of the application.

17.18.050 Binding Site Plan Approval:

- A. The Community Development Director shall provide written approval of the binding site plan to the applicant, with conditions of approval, after the fourteen (14) day comment and review period and within time limits established by state law.
- B. After all conditions of approval for a binding site plan are met and acceptable to the Community Development Director, the applicant may submit the final mylars, electronic copies, and fees to the City for final approval signatures and recording.

17.18.060 Final Recording Fees: The applicant shall remit a check that is payable to the Grant County Auditor for the recording fees.

17.18.070 Final Recording:

- A. The applicant shall submit two (2) full-size copies of the record of survey on mylar to the Community Development Department. Additionally, the applicant shall submit one (1) electronic copy to the Community Development Director, and one (1) electronic copy to the Grant County Assessor's office.
- B. The Community Development Department shall take the two (2) mylar record of surveys to the Grant County Auditor after the mylars are signed by the City Manager. One (1) mylar record of survey shall be conformed by the Grant County Auditor and returned to the City Engineer.
- C. Binding site plans are not valid and do not confer any rights or privileges upon the property or its owners unless the record of survey for a binding site plan bears the approval by the City Manager.

17.18.080 Appeals: Decisions approving or disapproving binding site plans shall be reviewable as provided in Chapter 20.11.

CHAPTER 17.21
DESIGN STANDARDS

Sections:

- 17.21.010 Generally
- 17.21.020 Streets
- 17.21.030 Blocks and Lots
- 17.21.040 Pedestrian Paths and Activity Trails

17.21.010 Generally:

- A. Land that is unsuitable for subdivision as provided in the Critical Areas Ordinance shall not be subdivided, unless adequate corrective methods are provided by the applicant and approved by the City Engineer.
- B. The proposed subdivision shall meet the requirements that are provided by the Community Street and Utility Standards, ordinances, resolutions, and comprehensive plans.

17.21.020 Streets:

- A. Street layout shall conform to the City's street layout maps. Alternate street layout plans may be approved by the Municipal Services Director that provide for the most advantageous development of the subdivision, the adjoining neighborhoods, and the City.
- B. Existing or proposed streets that provide access to the subdivision shall be continued along the same alignment as the existing or proposed street such that the street continues through or adjacent to the subdivision.
- C. Dead-end streets and tee intersections may be allowed where the proposed dead-end street or tee intersection will not adversely affect the traffic flow and circulation within the area.
- D. Arterial streets shall intersect within ten degrees (10°) of perpendicular to cross streets, and non-arterial streets shall intersect within twenty degrees (20°) of perpendicular to cross streets.
- E. Property line corners at street intersections shall be rounded by an arc with a radius of at least ten feet (10').
- F. Requirements for right-of-way, centerline curve radii, and centerline curve tangent lengths are listed in the following table. The dimensions may be approved at larger values than those shown.

Right-of-Way Requirements			
	Right-of-Way Widths (feet)	Curvature (feet, radius)	Tangent Lengths (feet)
Primary Streets	100	300	200
Secondary Streets	80	200	150
Tertiary Streets	60	200	100
Residential Streets	60	100	None

- G. At street intersections, the centerlines shall be a single straight-line segment for one hundred feet (100') from the center of the intersection in each direction. This one hundred feet (100') on residential and tertiary streets can include the tangent of a centerline curve, which curve

is from the intersection to the straight-line segment.

- H. Right-of-way widths for residential streets can be reduced to fifty-three feet (53'), provided that a four foot - (4') wide municipal easement is dedicated with the plat, abutting each side of the right-of-way.
- I. The Municipal Services Director may approve angle points for minor deflections in lieu of curves for residential and tertiary streets.

17.21.030 Blocks and Lots:

- A. Blocks shall have sufficient width to provide for two (2) tiers of lots, except on primary and secondary streets that have restricted or limited access.
- B. Lot depths shall be at least one hundred feet (100') and shall meet all requirements of the Zoning Ordinance.
- C. Block lengths shall not exceed six hundred sixty feet (660'), as measured from centerline intersections.
- D. Every lot shall abut municipal streets, county roads, or state highways; which streets, roads, and highways have approvable access points to the lot from the respective agency with jurisdiction.
- E. The ratio of the lot depth to lot width for all lots shall be three (3) to one (1), or less.
- F. Residential lots that are adjacent to arterials shall have lot depths of at least one hundred twenty feet (120').
- G. The first twenty-five feet (25') of side lot lines from the front property line shall be within twenty degrees (20°) of perpendicular to the front property lines which they intersect.
- H. Lot lines that are common between two (2) lots shall be composed of straight line segments.
- I. Blocks shall not cause land locked property along the internal or external boundaries of the subdivision.
- J. Flag lots may be approved in residential zones where one (1) or two (2) lots would otherwise be inaccessible to a dedicated street because of prior subdivision of land, property segregation, or difficult terrain. The Community Development Director shall determine whether or not such a situation exists for a proposed subdivision. If a flag lot is approved, the buildable portion of the flag lot shall not be set further than one (1) lot back from a dedicated street. The flagpole portion of a flag lot shall be twenty feet (20') wide or greater, and the street frontage shall be per Moses Lake Municipal Code 18.20.070.

17.21.040 Pedestrian Paths and Activity Trails:

- A. Right-of-way for pedestrian paths and activity trails at locations other than within the right-of-way for streets and utilities may be required as a condition of subdivision approval. Activity trails shall be provided for as shown on the Activity Trail Master Plan that was adopted by City Council. Pedestrian paths may be required where pedestrian routes would otherwise be more than one-quarter (1/4) of a mile longer if the pedestrian path were not provided.
- B. All right-of-way for pedestrian paths shall be at least ten feet (10') in width. All right-of-way for activity trails shall be at least fourteen feet (14') in width. Right-of-way for pedestrian paths and activity trails shall be dedicated by one (1) of the adjacent lots, and shall be required to be

maintained and serviced by the adjacent lot that provided the dedication for the pedestrian path or activity trail. The plat shall specifically designate the lot that provided the dedicated right-of-way and shall designate said lot owner to provide service and maintenance for the pedestrian path or activity trail.

CHAPTER 17.24 IMPROVEMENTS

Sections:

- 17.24.010 Procedure for Installing Improvements
- 17.24.020 City Participation
- 17.24.030 Streets
- 17.24.040 Water Mains
- 17.24.050 Sewer Mains
- 17.24.060 Storm Drainage
- 17.24.070 Sidewalks
- 17.24.080 Activity Trails and Pedestrian Paths
- 17.24.090 Street Lighting
- 17.24.100 Construction Plans
- 17.24.110 Maintenance Bond

17.24.010 Procedure for Installing Improvements:

- A. All improvements shall be installed per Community Street and Utility Standards that are current at the time of subdivision application, except that deferred improvements shall be constructed per Community Street and Utility Standards that are current at the time the improvements are called for by the City Council. The Community Street and Utility Standards are available for review or purchase at the Municipal Services Department. Comprehensive layout plans for municipal streets and utilities are also available for review at the Municipal Services Department, which comprehensive layout plans should be used by the applicant as a guide in preparing preliminary plats and construction plans. Street and utility construction permits are required in accordance with Chapter 12.16.
- B. When improvements or infrastructure required of any development have been deferred, and a subsequent application for a preliminary subdivision, binding site plan, or building permit has been received that makes use of that deferred improvement or infrastructure, City staff shall request City Council to call for the installation or completion of the deferred improvement or infrastructure.

17.24.020 City Participation:

- A. The City may participate in the cost of street improvements and over-sizing utilities that are not required of the applicant.
- B. This chapter shall not be construed to establish an affirmative obligation upon the City to participate in any project. The City's participation is limited by the funds available, priority of projects throughout the City, and the desirability of a particular project.

17.24.030 Streets:

- A. All streets within right-of-way that are dedicated on a plat, and adjacent streets within existing right-of-way that are not serviced and maintained by the City, shall be constructed by the applicant for the full-width, from back-of-sidewalk to back-of-sidewalk, to current Community Street and Utility Standards. Where the subdivision is adjacent to streets that are serviced and maintained by the City, the applicant will only be required to improve the portion of the street on the subdivision side of the centerline to current Community Street and Utility Standards.
- B. The City may negotiate with the owner of the subdivision to install street improvements beyond the subdivision, which improvements will connect existing improved streets to the owner's subdivision; or to improve existing streets that are maintained and serviced by the City, within or adjacent to the owner's subdivision. All negotiated reimbursements for additional

street improvements will be paid to the applicant after the project is complete and accepted by City Council. No approval for reimbursement is authorized by the City unless a written approval by the City for said reimbursement is sent to the owner of the subdivision prior to construction.

17.24.040 Water Mains:

- A. The applicant shall install water mains for the full length of all streets within and adjacent to the subdivision.
- B. The City may negotiate with the owner of the subdivision to install water mains larger than required by the Community Street and Utility Standards, to implement the development of the Comprehensive Plan for trunk mains to serve areas other than the owner's subdivision. The City will negotiate the installation of oversized water main and reimburse the owner of the subdivision for the additional cost for the larger water main after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the City is sent to the owner of the subdivision prior to construction.
- C. When water mains are installed through or adjacent to property other than the proposed subdivision, fire hydrants are not required except within the proposed subdivision.

17.24.050 Sewer Mains:

- A. The applicant shall install sewer mains for the full length of streets within and adjacent to the subdivision.
- B. The City may negotiate with the owner of the subdivision to install sewer mains, lift stations, and force mains larger than required by the Community Street and Utility Standards, to implement the development of the Comprehensive Plan for sewer service to areas other than the subdivision. The City will negotiate the installation of oversized sewer mains, lift stations, and force mains, and reimburse the owner of the subdivision for the additional cost for the larger sewer mains, lift stations, and force mains after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the City is sent to the owner of the subdivision prior to construction.

17.24.060 Storm Drainage:

- A. All drainage in and through the subdivision shall be the responsibility of the applicant.
- B. The City Engineer may approve plans submitted by the applicant's engineer to divert or enclose natural drainage in and through the subdivision. The applicant shall bear all costs associated with diverting or enclosing natural drainage.
- C. All storm drainage in City streets shall drain from the asphalt to concrete gutters, then to approved stormwater structures such as catch basins and drywells. All stormwater between stormwater structures shall be in underground pipes.
- D. The City may require the applicant to install street drainage facilities that are over and above the subdivision requirements, to provide for storm sewer service to areas other than the subdivision. The City will negotiate the installation of additional street drainage facilities, and reimburse the owner of the subdivision for the additional cost after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the city is sent to the owner of the subdivision prior to construction.

E. Washington State Department of Ecology approval is required for all stormwater facilities before construction plans will be approved.

17.24.070 Sidewalks: All sidewalks required with a subdivision shall be completed prior to acceptance of required municipal improvements. This section does not allow for the completion of sidewalks for each lot at the time of building construction.

17.24.080 Activity Trails and Pedestrian Paths: The City may negotiate with the owner of the subdivision to install activity trails or pedestrian paths beyond the subdivision, which trails or paths will connect to existing activity trails, pedestrian paths, and sidewalks beyond the subdivision. All negotiated reimbursements for additional activity trails or pedestrian paths will be paid to the owner of the subdivision after the project is completed and accepted by City Council. No approval for reimbursement is authorized by the City unless a written approval by the City for said reimbursement is sent to the owner of the subdivision prior to construction.

17.24.090 Street Lighting: Street lighting is required for all streets, per plans that are approved by Grant County PUD and the City Engineer.

17.24.100 Construction Plans:

A. Construction plans are required to be submitted by the applicant and approved by the Municipal Services Director prior to construction.

B. Preliminary construction plan sets shall consist of three (3) complete sets.

C. All construction plans shall be stamped by a professional engineer. The plans shall show all required improvements.

D. A plan check fee shall be due when the three (3) sets of preliminary construction plans are submitted to the Municipal Services Department, in accordance with Chapter 3.54.

E. Sheet size shall be twenty-four inches (24") by thirty-six inches (36") and shall have a border of one inch (1") on the left margin and one half inch (½") on the remaining three margins. The scale shall be five feet (5') vertically and forty feet (40') horizontally.

F. Plans shall show locations of all improvements with respect to the centerline stationing of the streets. Vertical and horizontal alignment shall be shown for all improvements.

G. Approved construction plans will be returned to the applicant after the plans are acceptable by the Municipal Services Director, and after the applicant provides two (2) full sets of acceptable construction plans on permanent reproducible mylar.

H. The Municipal Services Director may approve deviations to the requirements for construction plans.

17.24.110 Maintenance Bond: A two (2) year maintenance bond or alternative security is required to be submitted to the City in the amount of fifty percent (50%) of the cost of the municipal improvements to be accepted; which bond or alternative security shall be as approved by the City Attorney prior to acceptance of municipal improvements. If the cost of the municipal improvements is less than the amount of a street and utility construction bond or performance bond that has been provided for the municipal improvements, and that street and utility construction bond or performance bond provides for two (2) year maintenance of the improvements being accepted, an additional two (2) year maintenance bond or alternative security will not be required prior to acceptance of the project.

CHAPTER 17.27 OPEN SPACE AND PARKS

Sections:

- 17.27.010 Scope and Application
- 17.27.020 Exceptions
- 17.27.030 Definitions
- 17.27.040 Open Space Requirements
- 17.27.050 Open Space Qualifications
- 17.27.060 Fee in Lieu of Open Space Dedication

17.27.010 Scope and Application: The requirements of this chapter shall apply to all residential developments as defined herein, except as set forth below.

17.27.020 Exceptions: The requirements of this chapter do not apply to non-residential developments or to applications on properties that have previously contributed to the open-space requirements of this chapter.

17.27.030 Definitions:

- A. Dwelling Unit: A building or portion thereof that contains living facilities for one (1) family, including facilities for sleeping, eating, cooking, and sanitation, and any lot designated and intended for such use.
- B. Gross Area: The total area of a subdivision or other development, calculated without subtracting any properties, public or private.
- C. Open Space: An area of land or water designated and reserved primarily for uses with limited buildings and impermeable surfaces, which area of land is supplemental and in addition to setbacks, yards, streets, vehicular access or parking areas, and similar areas ordinarily associated with residential development. Open space may include green belts, parks, athletic fields, recreation areas, trails, and environmentally sensitive areas.
- D. Qualified Open Space: Open space that has all the attributes and characteristics as required in Section 17.27.050.
- E. Residential Development: All subdivisions and binding site plan applications being developed for the purpose of constructing or installing one (1) or more dwelling units, and all building permit applications that include construction or installation of three (3) or more dwelling units; but not including applications for subdivisions, binding site plans, and building permits for the purpose of hotels, motels, recreational vehicle parks, and similar developments intended solely for temporary or seasonal occupancy.

17.27.040 Open Space Requirements:

- A. All residential developments shall include dedication of a portion of the site to be developed as qualified open space for public purposes, or the payment of a fee-in-lieu of dedication, or both.
- B. For single family residential developments, dedication of open space shall be five percent (5%) of the gross area of the proposed development. For multi-family residential developments and combined single family and multi-family residential developments, dedication of open space shall be ten percent (10%) of the gross area of the proposed development.
- C. The City may waive the dedication requirements, provided the applicant makes an adequate showing that the purposes of this chapter will be served by the creation of a private open space

that otherwise meets the requirements of qualified open space. Under such circumstances, the City may authorize the establishment of a private open space under appropriate terms and conditions.

- D. The City may require a fee-in-lieu of dedication and a dedication of open space, provided that the purposes of this chapter are served by allowing a combination of both. Under such circumstances, the fee-in-lieu of dedication shall be reduced proportionately to the amount of open space that is dedicated.

17.27.050 Open Space Qualifications: All dedicated open space shall have the following attributes and characteristics:

- A. Use: Open space shall be dedicated for one (1) or more of the following uses:
 - 1. Environmental interpretation or other educational use or purpose.
 - 2. Park, recreational land, or athletic fields.
 - 3. Off-road footpaths or bicycles trails.
 - 4. Any other use allowed by the City to further the purposes of this chapter.
- B. Suitability: All areas dedicated as open space shall be of such topographic, hydrologic, geologic, and other physical characteristics to be qualified as suitable for open space, which determination shall be made by both the Parks and Recreation Director and the City Engineer. Areas including above-ground utilities and stormwater retention facilities are declared to be unsuitable; except, the City may qualify areas of stormwater retention facilities as suitable on a conditional basis when the land is seasonably available for use as qualified open space.
- C. Siting: All open space land shall be located and sized to be suitable for its intended purposes. The City may deny the dedication of open space when the location or size of the open space is unreasonably inefficient to maintain or utilize, when the open space is isolated by barriers, when the open space is unreasonably remote from the intended users, or when the open space provides no benefits to the residents of the proposed development or to the public.
- D. Access: Seventy-five percent (75%) of the dedicated open space required with each development shall be accessible to the general public to serve the recreational needs of the general public.
- E. Ownership: The applicant shall warrant that all open space dedications are full fee title, free and clear of all encumbrances. All open space dedications are subject to review, approval, and acceptance by the City. The City may require dedications of open space to be recorded in the form of a document.
- F. Notice: Notice of the open space dedication shall be provided by means appropriate to the intended use. Such notice shall include one (1) posted sign and one (1) form of public record. The public record might be revealed by a title abstract of the property. Such public record could include a statement on a recorded plat, covenant, or restriction.
- G. Off-Site Open Space: Open space lands that are off-site and outside the proposed development may be approved and accepted by the City; provided, that the open space land is qualified open space in all other aspects; that the off-site open space land is transferred to the City full fee title, free and clear of all encumbrances; and that all off-site open space is within the boundaries of the same sub-area as the development, as identified in the land-use element of the Comprehensive Plan.

- H. Failure of Qualifications: Where no site within the proposed development meets the above qualifications, the City may require that the applicant offer lands outside the development or pay the fee-in-lieu of dedication. In either respect, the alternate shall be pursuant to this chapter.

17.27.060 Fee in Lieu of Open Space Dedication:

- A. Unless land within a proposed development is dedicated in accordance with 17.27.040, final approval of the development shall be contingent upon payment of a fee-in-lieu of dedication from the property owner to the City. The fee so collected shall be appropriated only for the acquisition and development of open space, park sites, and recreational facilities within the Comprehensive Plan sub-area where the proposed development is located. Such acquisition and development shall be consistent with the City's Comprehensive Plan. Expenditure of such fees shall only be through capital budget and program appropriations by the City Council. Fees collected shall be allocated to a neighborhood park, open space, or recreation project and shall be expended within five (5) years of fee acceptance.
- B. The fee-in-lieu of dedication of open space for a single family residential development shall be five percent (5%) of the value of the gross area of the proposed development or multiple family residential development shall be ten percent (10%) of the value of the gross area of the proposed development.
- C. The fee-in-lieu of dedication of open space shall be due and payable prior to project approval. For subdivisions and binding site plans, recording will be withheld until payment is received. For building permit applications, building permits will not be issued until payment is received. Such fee shall be deposited by the City in the appropriate open space fund of the City. If such fee is not expended within five (5) years of receipt by the City for its intended use, upon written demand to the Finance Director, the fee will be refunded to the current owner of such residence or lot to which the fee is attributable.

CHAPTER 17.30 REIMBURSEMENT FOR UTILITY INSTALLATIONS

Sections:

- 17.30.010 Installation of Utilities Required
- 17.30.020 General Reimbursement Procedure
- 17.30.030 Subdivider's Requirements
- 17.30.040 Subdivided and Undeveloped Areas
- 17.30.050 Reimbursement Time Limit

- 17.30.010 Installation of Utilities Required: The final subdivision plat requirements of the City provide that water mains, sewer mains, and storm drains must be installed at the expense of the subdividers. In connection with the installation of water mains, sewer mains, and storm drains, subdividers are required to extend existing utilities to the property being subdivided. Extensions of water mains, sewer mains, and storm drains may be required to be extended through, or adjacent to, real estate owned by third parties.
- 17.30.020 General Reimbursement Procedure: The following sections establish the reimbursement procedure for connections to water mains, sewer mains, and storm drains which have been paid for by other subdividers where the City Council has authorized a latecomers agreement pursuant to state law.
- 17.30.030 Subdivider's Requirements: Where the subdivider is required to install utilities through or adjacent to property undeveloped or not subdivided and owned by others, a written statement requesting future reimbursement for improvements and a certified copy of costs shall be filed with the City Engineer. The City Engineer will then define the total area subject to reimbursement fees and will establish a front foot or square foot cost to be paid the subdivider prior to any future building, subdividing, or other improvements on property abutting the subdivider-installed utilities.
- 17.30.040 Subdivided and Undeveloped Areas:
- A. Sewer side lateral connections and water service connections shall be denied a subdivider, builder, or owner to existing water mains, sewer mains, or storm drain extensions when those extensions are through or adjacent to subdivided or undeveloped areas until the subdivider, builder, or owner files with the City Engineer a written acknowledgment from the original installer or his successor in interest, stating that satisfactory arrangements have been made for reimbursement of that portion of the water main, sewer main, or storm drain extension which extends through, or is adjacent to, the property to be served and for which request is made for hook up and connection.
 - B. A plat shall not be considered for final approval until satisfactory reimbursement has been acknowledged by the original installer for existing water mains, sewer mains, and storm drain extensions required as a part of an existing subdivision or development.
- 17.30.050 Reimbursement Time Limit: The City will limit all water service connections and sewer side lateral connections to subdivider-installed lines for a period of fifteen (15) years from date of acceptance. Should the Finance Director be unable to locate by registered or certified mail prior to fifteen (15) year limitation then all connections to subdivider-installed lines shall be released.

CHAPTER 17.33
WAIVERS, DEFERRALS, AND DEVIATIONS

Sections:

17.33.010 Waivers, Deferrals, and Deviations

17.33.010 Waivers, Deferrals, and Deviations: There is established a procedure for granting a waiver, deferral, or deviation of the regulations contained in this title, as follows:

- A. Any subdivider can make application to the Community Development Department for a waiver, deferral, or deviation or any provision contained in this title provided the request is received concurrently with the proposed subdivision or dedication. Such application shall include any and all details necessary to support the application.
- B. The Planning Commission shall not recommend a waiver, deferral, or deviation of the subdivision regulations unless it shall find that the following conditions exist in each case of a request:

Where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existing or unusual physical conditions, the strict compliance with the provisions of this title would cause an unusual and unnecessary hardship on the subdivider, the designated approving body may waive, defer, or deviate from the requirements set forth in this title.

In recommending a waiver, deferral, or deviation, the Planning Commission may require such conditions as will secure, in so far as practicable, the objectives of the requirement waived, deferred, or deviated from. Any waiver, deferral, or deviation authorized shall be entered in the minutes of the Planning Commission together with the circumstances that justify the waiver, deferral, or deviation granted.

- C. If a preliminary plat has not been approved as final within one (1) year for a short plat or seven (7) years for a major plat after the waiver, deferral, or deviation is granted, that waiver, deferral, or deviation shall become null and void. Any extension of the plat applies to the waiver, deferral, or deviation.

CHAPTER 17.36 VIOLATIONS

Sections:

17.36.010 Violation Deemed Civil Infraction

- 17.36.010 Violation Deemed Civil Infraction: Any person, firm, corporation, or association, or any agent of any person, firm, corporation, or association; who violates any provision of Chapters 17.03 through 17.33 or any local regulations adopted pursuant thereto relating to the sale, offer for sale, lease, or transfer of any lot, tract, or parcel of land is deemed to have committed a civil infraction and shall be subject to a five thousand dollar (\$5,000) penalty as provided in Chapter 1.08; and each sale, offer for sale, lease, or transfer of each separate lot, tract, or parcel of land in violation of any provision of Chapters 17.03 through 17.33, or any local regulation adopted pursuant thereto, is deemed a separate and distinct violation.

CHAPTER 17.39 COMPREHENSIVE PLAN

Sections:

17.39.010 Adoption of Comprehensive Plan Goals, Policies, and Maps

- 17.39.010 Adoption of Comprehensive Plan:** The Planning Commission has recommended for adoption a Comprehensive Planning Map, Plan, Goals, and Policies. That Comprehensive Plan is incorporated by reference and is made a part of this ordinance, as if set forth fully herein; and that Comprehensive Plan is adopted as a plan for the physical and other generally advantageous development of the City, to encourage the most appropriate use of the land throughout the City, to lessen traffic congestion and accidents, to secure safety from fire, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to promote a coordinated development of the unbuilt areas, to encourage the formation of neighborhood or community units, to secure an appropriate allotment of land area in new developments for the requirements of the community life, to conserve and restore natural beauty and other natural resources, and to facilitate the adequate provision of transportation, water, sewerage, and other public uses and requirements. That Comprehensive Plan shall be valid until appropriately amended; and upon any such amendment or amendments being duly made, the Comprehensive Plan, as amended, shall be incorporated in this ordinance and shall be in full effect as the Comprehensive Plan of the City.

CHAPTER 17.42 BOUNDARY LINE ADJUSTMENTS

Sections:

- 17.42.010 Purpose
- 17.42.020 Processing
- 17.42.030 Application and Fees
- 17.42.040 Formatting Requirements
- 17.42.050 Time Frame for Approval
- 17.42.060 Notice
- 17.42.070 Criteria for Approval
- 17.42.080 Appeals
- 17.42.090 Recording

17.42.010 Purpose: The purpose of this chapter is to provide a method for summary approval of boundary line adjustments between lots, unplatted tracts, or both; which boundary line adjustment does not create any additional lot or unplatted tract; does not create a lot or unplatted tract with insufficient lot area and dimension as required by the Zoning Ordinance; and ensures that public concerns of health, safety, and welfare are satisfied.

17.42.020 Processing: Boundary line adjustments are not project permits, as defined in state law and are not subject to the processing requirements pursuant to state law.

17.42.030 Application and Fees:

A. Boundary line adjustment applications shall be submitted to the Community Development Department for review and approval. All boundary line adjustment applications shall include the following items to be provided by the applicant.

1. A completed land-use application form, signed by all owners of the property that is included within the area of the boundary line adjustment, on a form provided by the Community Development Department.
2. Four (4) full-size copies of the record of survey for the boundary line adjustment. The record of survey shall show the entire contiguous tract owned by the applicant. The record of survey shall be a neat and accurate drawing, stamped and signed by a land surveyor. The record of survey shall show sufficient detail and information to provide verification that the proposed boundary line adjustment can meet all approval requirements within the Moses Lake Municipal Code for lots.
3. One eleven inch (11") by seventeen inch (17") reduced copy of the record of survey for the boundary line adjustment. Smaller copies may be approved by the Plat Administrator. All reduced copies shall be fully legible.
4. A plat certificate from a title company licensed to do business in the State of Washington, confirming that the title of the lands corresponds with the owners described and shown on the record of survey and application.
5. A non-refundable fee per Chapter 3.54.

B. The applicant shall also be responsible for all costs for engineering, legal, and other consulting services incurred by the City in processing the application, to the extent that the cost of said services exceed the application fees. The Community Development Department shall advise the applicant of all additional fees and costs to be incurred by the applicant, and may require the additional fees and costs to be paid prior to service. In any case, the applicant shall pay all additional fees and costs associated with processing the application before the boundary

line adjustment is recorded.

17.42.040 Formatting Requirements: Records of surveys for boundary line adjustments shall include all survey map requirements required by state law and the following specific items.

- A. A metes and bounds description of each reconfigured lot or tract. The metes and bounds description shall include a bearing and distance for each line segment of the reconfigured lot or tract.
- B. The heading on the record of survey shall include identifying information, unique to Grant County, Washington, to distinguish the record of survey from others, such as the name of the subdivision or the property owner's name.
- C. The heading shall be formatted as follows.

(Name: subdivision, lots and blocks, or owner's name) Boundary Line Adjustment
A Record of Survey in the (directional information, Section, Township, Range)
Moses Lake, Grant County, Washington

- D. When the boundary line adjustment will reduce the number of existing lots, parcels, or tracts, the heading shall include the phrase "Lot Consolidation".
- E. All lots for a boundary line adjustment shall be numbered with Arabic numerals. When the lots are previously unnumbered, the new lot numbers shall be consecutive, beginning with the number 1. When the boundary line adjustment includes revisions to lots within an existing plat, the lots shall be named with respect to their current lot and block numbers, such as "Revised Lot 1" or "Lot 1A".

17.42.050 Time Frame for Approval: The Plat Administrator shall approve, or disapprove the boundary line adjustment in accordance with this chapter within thirty (30) days of determining that a complete application has been received, unless the applicant consents to an extension.

17.42.060 Notice:

- A. Posted Notice: Notice of a proposed boundary line adjustment shall be posted by the applicant in a conspicuous place on or adjacent to the subject land or property, as specified in Section 20.07.010.D. A copy of said notice shall also be posted by the Plat Administrator in a conspicuous place at the City Hall.
- B. Mailed Notice: The Plat Administrator shall send copies of the public notice by regular mail to the owners of all real property within one hundred feet (100') of the subject land or property. The requirement of this subsection shall be satisfied if notices are mailed to property owners listed as owners by the Grant County Auditor. If the owner of the property within the boundary line adjustment owns additional, adjacent property, mailed notice shall be sent to owners of real property located within one hundred feet (100') of the additional, adjacent property.
- C. Agency Notice: The Plat Administrator shall send a record of survey of the proposed boundary line adjustment to the Grant County Auditor and the Grant County Assessor for review.
- D. Time of Notice: All required notices shall be posted and mailed within seven (7) days from the date that the boundary line adjustment application has been filed with the City. All notices shall allow a comment period of at least fourteen (14) calendar days from the date the notice is sent.
- E. Form of Notice: Both posted and mailed notices shall include the name and street address of the applicant, the legal description of the property involved, and a summary of the general nature of the proposed boundary line adjustment. In addition, the posted notice on or adjacent

to the subject property shall contain a sketch of all property within one hundred feet (100') from the boundary line adjustment, which sketch shall clearly identify the property that is within the boundary line adjustment.

- F. Expense of Notice: The applicant shall pay all expenses required for mailing and posting notices.

17.42.070 Criteria for Approval:

- A. The Plat Administrator shall approve an application for a boundary line adjustment if it is determined that all of the following conditions are met:
1. No additional lot or unplatted tract is created by the proposed boundary line adjustment.
 2. No lot or unplatted tract is created that does not meet the requirements of the Zoning Ordinance.
 3. No lot or unplatted tract is created that does not have adequate drainage, water supply, and sanitary sewage disposal, and access for vehicles, utilities, and fire protection.
 4. The boundary line adjustment is consistent with the applicable provisions of the Zoning Ordinance.
- B. When a boundary line adjustment application is acceptable for recording, the Plat Administrator will send a notice of approval to the applicant and to the Grant County Assessor's Office.
- C. After a notice of approval is received, the applicant shall provide all documents to the Plat Administrator that are necessary to complete the boundary line adjustment. All documents that are required to complete a boundary line adjustment shall be provided by the applicant to the Plat Administrator within one hundred eighty (180) calendar days from the date of the notice of approval, otherwise, the approved application shall be voided.
- D. Notice of approval does not allow or imply conveyance of property. To complete a boundary line adjustment, all necessary documents containing the appropriate legal descriptions of the reconfigured lots or tracts shall be recorded with the Grant County Auditor. All current year and delinquent taxes and assessments on all reconfigured lots and tracts shall be paid in full.

17.42.080 Appeals: Any person aggrieved by the decision of the Plat Administrator to approve or disapprove a proposed boundary line adjustment can appeal the decision to the City Council within ten (10) days following issuance of the decision. Upon receipt of the appeal, the City Council shall consider the matter de novo and shall affirm or reverse the decision of the Plat Administrator or shall remand the application to the Plat Administrator with instructions to approve or disapprove the same.

17.42.090 Recording:

- A. The applicant shall provide two (2) reproducible full-size copies of a record of survey to the Community Development Department. Additionally, the applicant shall submit one (1) electronic copy to the Plat Administrator, and one (1) electronic copy to the Grant County Assessor's office.
- B. The boundary line adjustment shall not be final until the Community Development Department has provided the record of survey and all necessary documents to the Grant County Auditor for recording and the applicant has recorded all necessary documents for the conveyance of the property.



May 18, 2010

Honorable Mayor and
Moses Lake City Council

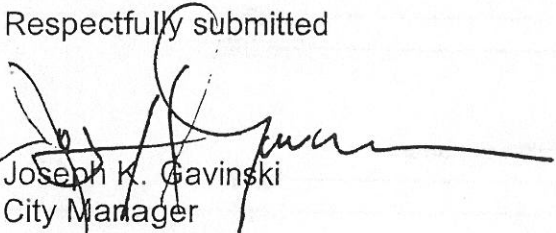
Dear Council Members

Attached is an ordinance which amends Chapter 3.54 of the Moses Lake Municipal Code entitled "Development Review and Permit Fees". The proposed ordinance sets the fees by resolution rather than by ordinance.

Also attached is a resolution which should accompany the ordinance but will be actually presented for consideration upon passage of the second reading of the ordinance, if it passes on a first reading.

The ordinance is presented for Council consideration. This is the first reading of the ordinance.

Respectfully submitted



Joseph K. Gavinski
City Manager

JKG/jt

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 3.54 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "DEVELOPMENT REVIEW AND PERMIT FEES"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 3.54 of the Moses Lake Municipal Code entitled "Development Review and Permit Fees" is amended as follows:

The City Council shall, from time to time, per resolution, establish appropriate fees for development review and permits.

~~3.54.010 Application:~~ The application for the following reviews or permits shall be accompanied by the appropriate fee as set forth below:

<u>Review or Permit</u>	<u>Fee</u>
1. Annexation	\$400
2. Subdivision (plat) Submittals (MLMC 17.13 and 17.17)	see MLMC 17.13 & 17.17)
3. Shoreline Management Application	\$100
A. Substantial Development and/or Conditional Use Permit	\$200
B. Exemption	no additional fee
C. Variance	\$100
4. Right-of-Way Vacations	\$200
5. State Environmental Policy Act (MLMC 14.06)	
A. Threshold Determination	\$250
B. Environmental Impact Statement	\$500
6. Land Use Actions	
A. Zone Change Requests, Conditional and Unmentioned Use Requests, Site Plans	\$250
B. Zoning Variances	\$100 + actual cost of notification, publishing, and Hearing Examiner's fee
C. Public Hearing not otherwise specified	\$60
7. Binding Site Plan	\$300
8. Placement Permit	
A. Manufactured Structure	\$350
B. Cargo Container	\$60
9. Wastewater Permits Fees	
A. Discharges greater than 750 gallons per day	
1) New Discharge Permit Application	\$3,000
2) Discharge Permit Renewals	\$1,500

3) Annual Discharge Permit Fee	\$750
B. Discharges less than 750 gallons per day	
1) New Discharge Permit Application	\$1,000
2) Discharge permit Renewals	\$500
3) Annual Discharge Permit Fee	\$250
10. Boundary Line Adjustment	\$250

Adopted by the City Council and signed by its Mayor on June 8, 2010.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

APPROVED AS TO FORM:

James A. Whitaker, City Attorney

RESOLUTION NO.

A RESOLUTION ESTABLISHING DEVELOPMENT REVIEW AND PERMIT FEES

RECITALS:

1. The City Council shall, from time to time, establish appropriate fees for development review and permits.

Resolved:

1. The following development review and permits are adopted:

<u>Review or Permit</u>	<u>Fee</u>
A. Annexation	\$400
B. Subdivision Applications	
1. Preliminary Short Subdivision Application	\$300
2. Final Short Subdivision Application	\$200
3. Preliminary Major Subdivision Application	\$500
4. Final Major Subdivision Application	\$400
C. Shoreline Management Application	\$100
1. Substantial Development and/or Conditional Use Permit	\$200
2. Exemption	no additional fee
3. Variance	\$100
D. Right-of-Way Vacations	\$200
E. State Environmental Policy Act (MLMC 14.06)	
1. Threshold Determination	\$250
2. Environmental Impact Statement	\$500
F. Land Use Actions	
1. Zone Change Requests, Conditional and Unmentioned Use Requests, Site Plans	\$250
2. Zoning Variances	\$100 + actual cost of notification, publishing, and Hearing Examiner's fee
3. Public Hearing not otherwise specified	\$60
G. Binding Site Plan	\$300
H. Placement Permit	
1. Manufactured Structure	\$350
2. Cargo Container	\$60

- I. Wastewater Permits Fees
 - 1. Discharges greater than 750 gallons per day
 - a) New Discharge Permit Application \$3,000
 - b) Discharge Permit Renewals \$1,500
 - c) Annual Discharge Permit Fee \$750
 - 2. Discharges less than 750 gallons per day
 - a) New Discharge Permit Application \$1,000
 - b) Discharge permit Renewals \$500
 - c) Annual Discharge Permit Fee \$250
- J. Boundary Line Adjustment \$250
- K. Construction Plan Review Fees
 - 1. Municipal Services Review per each sheet \$50

Adopted by the City Council on

ATTEST:

Jon Lane, Mayor

Ronald R. Cone, Finance Director

July 8, 2010

TO: City Manager for Council Consideration

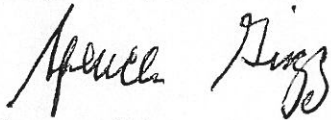
FROM: Parks and Recreation Director

SUBJECT: Donation of Funds from Aero-Space Port International Group (ASPI)

Attached for Council approval is a resolution accepting a donation from the ASPI Group in the amount of \$500.00. These monies are to be used by the Parks and Recreation Department for recreational programs and facilities.

Moses Lake Parks and Recreation Department would like to thank the ASPI Group for their donation and continued support of recreation programs and facilities for Moses Lake citizens and visitors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Spencer Grigg", written in a cursive style.

Spencer Grigg
Parks and Recreation Director

Attachment:

SG:dm



ASPI Group
Aero-Space Port International Group

July 6, 2010
Joseph Gavinski, Manager
City of Moses Lake
321 South Balsam
Moses Lake, Washington 98837

Re: ASPI Group
Parks and Recreation Donation

Dear Mr. Gavinski:

In recognition and appreciation of the City of Moses Lake's outstanding parks and recreation programs, which are of great benefit to the community, please accept our gift of \$500 to be used for Parks and Recreation expenses as you see fit.

Sincerely,

Andy C.F. Chen
President

An Integrated Real Estate Platform Provider - Since 1988

1600 Lind Ave. SW, Suite 220, Renton, WA 98055 USA
Tel: (425) 264-1000 . Fax: (425) 264-1268
<http://www.aspigroup.com>

RESOLUTION NO. 3162

A RESOLUTION ACCEPTING A CASH DONATION OF \$500.00
FROM AERO-SPACE PORT INTERNATIONAL GROUP (ASPI)

RECITALS:

1. Aero-Space Port International Group have donated five hundred dollars (\$500.00) to the City of Moses Lake to be used by the Parks and Recreation Department for recreational programs and facilities.

RESOLVED:

1. The \$500.00 donation is accepted.
2. The City of Moses Lake wishes to express its sincere appreciation to Aero-Space Port International Group

Adopted by the City Council on _____.

Jon Lane, Mayor

ATTEST:

Ronald R. Cone, Finance Director

July 22, 2010

TO: City Manager
For City Council Consideration

FROM: Municipal Services Director

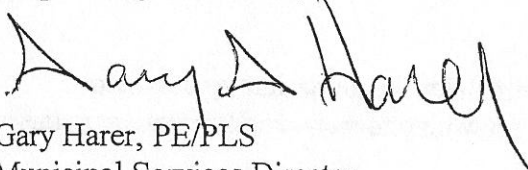
SUBJECT: **Request to Call for Bids:**
Tractor
Pavement Patch Truck
Pavement Roller
Backhoe and Compactor
Truck Conversion

Staff has completed the specifications for purchasing a tractor for the Park and Recreation Department, a pavement patch truck, pavement roller and backhoe and compactor for the Water Division, and for converting a truck for the Street Division.

The new equipment purchases will to replace the existing equipment. Equipment Rental funds are appropriated in the 2010 budget for these purchases. Specifications are available for review at the Public Works Office.

Staff is requesting authorization to advertise for bids.

Respectfully Submitted,



Gary Harer, PE/PLS
Municipal Services Director

cc: Public Works. Superintendent
Equipment Rental Division Supervisor

July 22, 2010

To: Municipal Services Director
For City Council Consideration

From: Public Works Superintendent

Subject: Request to Call for Bids

Bid Number 519-2010-06	Tractor	Park Department
Bid Number 519-2010-07	Pavement Patch Truck	Water Division
Bid Number 519-2010-08	Pavement Roller	Water Division
Bid Number 519-2010-09	Backhoe & Compactor	Water Division
Bid Number 519-2010-15	Truck Conversion	Street Division

Staff is preparing bid specifications for the above-mentioned equipment. This equipment was approved in the 2010 Capital Outlay Budget.

The tractor will replace Equipment #303, a 1992 John Deere 5300 with 7,050 hours. Staff's estimate is \$54,000.

The pavement patch truck chassis will replace Vehicle #207, a 1970 Dodge D600 truck chassis with 133,000 miles. The pavement patch body will replace Equipment #551, a 1984 Thermo-Lay pothole patcher with 2,200 hours. Staff's estimate is \$165,000.

The pavement roller will replace Equipment #422, a 1984 Rosco Asphalt Vibratory Roller with 1,200 hours. Staff's estimate is \$50,000.

The backhoe and attachment compactor will replace Equipment #304, a 1995 Case 580L with 3,300 hours. Staff's estimate is \$106,000.

The truck conversion project will install hydraulics and required attachment points to mount an existing dump box, sander body, pre-wet system, and snow plow onto the new truck chassis purchased this year. Staff's estimate is \$30,000.


Specifications will be available for review in the Public Works Office.

cc Equipment Rental Supervisor



MEMO

TO: City Manager for City Council Consideration

FROM: Parks & Recreation Director 

SUBJECT: Museum & Art Center Sandwich Board Sign and Sales Cart

DATE: July 14, 2010

The Moses Lake Museum & Art Center would like to request authorization from City Council to utilize a sandwich board style sign, during regular business hours, on the sidewalk in front of the facility.

Additionally, they have a small utility cart that they'd like authorization to place outside of the museum with a small selection of sales items on it. Both of these units would only be outside during regular museum and art center business hours.

Thank you for your consideration.

Spencer Grigg

From: Freya Hart [fhart@ci.moses-lake.wa.us]
Sent: Tuesday, July 13, 2010 3:32 PM
To: 'Spencer Grigg'
Subject: sign request
Attachments: image001.gif; image004.jpg

Hi Spencer,

Could you please put in a request to City Council to approve the MAC's plastic sandwich board (open sign) and sale cart? Thank you.

Best,
Freya K. Hart
Moses Lake Museum & Art Center Manager
(509) 766-9395
fhart@ci.moses-lake.wa.us





July 20, 2010

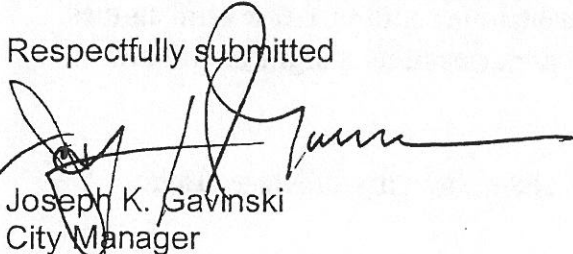
Honorable Mayor and
Moses Lake City Council

Dear Council Members

Attached is a memo from the Police Chief requesting a \$2,500 reward for information leading to the arrest and conviction of those responsible for the damage incurred at the Japanese Garden on July 17, 2010. According to Resolution 2137 with the City Manager and Police Chief setting the amount of the reward, the City Council will be immediately notified at the next regularly scheduled Council meeting of the reward. The City Council shall, upon review, confirm and ratify the decision in offering the reward or shall direct discontinuance of the reward offer.

At this time, the Police Chief and I are asking the City Council to confirm the offer of the \$2,500 reward, discontinue the reward offer, or alter the reward terms.

Respectfully submitted



Joseph K. Gavinski
City Manager

JKG:jt

Memo



Date: July 19, 2010

To: Joe Gavinski, City Manager

From: Dean Mitchell, Chief of Police *Dean A. Mitchell*

Subject: Reward Program (resolution 2137)

Copy: File

I am requesting a \$2,500, reward for information leading to the arrest and conviction of those responsible for the damage incurred at the Japanese Gardens. The damage occurred early on July 17, 2010. Unknown individuals pushed over and broke several statues, benches and broke power outlets. The damage will necessitate a significant labor to repair.

I am making this request in accordance to RCW 10.85, the City of Moses Lake Resolution No. 2137.

Please contact me if you have any questions concerning this request.

RESOLUTION NO. 2137

A RESOLUTION ESTABLISHING A REWARD PROGRAM AND REWARD APPROPRIATION

RECITALS:

1. The City of Moses Lake desires to reduce criminal activity within the corporate limits of the city in any way legally possible and permissible.
2. RCW 10.85 allows the city to offer and pay rewards for either the arrest of a specified person or persons convicted of or charged with any criminal offense or the arrest and conviction of a person or persons committing a specified criminal offense.
3. The Moses Lake City desires to offer and pay rewards as allowed by law as a means to deter and reduce crime in the City of Moses Lake.

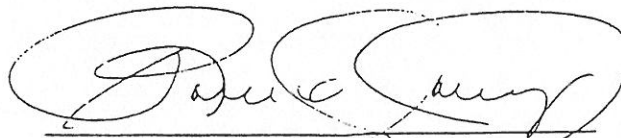
RESOLVED:

1. The City Council of the City of Moses Lake, in its opinion, believes the public interest and the public good requires the city to pay rewards for the arrest of a specified person or persons convicted of or charged with any criminal offense, or the arrest and conviction of a person or persons committing a specified criminal offense.
2. Rewards shall be offered and paid according to the following rules, regulations, and guidelines:
 - A. Rewards will be paid for the arrest of a specified person or persons convicted of or charged with any criminal offense or the arrest and conviction of a person or persons committing a specified criminal offense.
 - B. The City Manager and Police Chief will jointly set the amount of a reward which will not exceed two thousand five hundred dollars (\$2,500).
 - C. Upon establishing a reward, the City Council will be immediately notified at the next regularly scheduled or specially set Council meeting. The City Council shall upon review, confirm, and ratify the decision of the City Manager and Police Chief, shall direct discontinuance of the reward offer, or alter the reward terms including the amount of the reward.
 - D. Rewards in excess of two thousand five hundred dollars (\$2,500) must be approved by the City Council before being offered.
3. No reward will be paid without being approved by the City Council.
4. A sum of money will be budgeted annually for rewards with the appropriation being amended by the City Council according to law if necessary and required.

Adopted by the City Council on October 13, 1998.

ATTEST:


Finance Director


Ronald C. Covey, Deputy Mayor

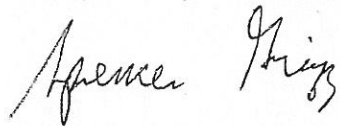
Memorandum

To: City Manager for Council Consideration
From: Parks & Recreation Director
Date: July 21, 2010
Re: Bluegrass Festival Signage Request

As we approach the 1st Annual Five Suns Bluegrass Festival weekend, I would like to request authorization to display related event signage in McCosh Park and across the street on the "triangle area" of Frontier Middle School.

Signage would include approximately (10) 2' x 3' sandwich boards, (5) 3' x 15' vinyl banners, (5) 3' x 10' vinyl banners and (1) 4' x 15' vinyl banner. Signage would go up Thursday, July 29th and come down no later than Sunday, August 1st.

Thank you for your consideration.

A handwritten signature in cursive script, appearing to read "Spencer Grigg".

Spencer Grigg, Parks & Recreation Director

July 19, 2010



Honorable Mayor and
Moses Lake City Council

Dear Council Members

After watching the City's Ambulance Service Fund closely for the last several months, it has become apparent that if the City is going to continue to operate an ambulance service in the City of Moses Lake, either the City's General Fund contribution to the Ambulance Service Fund or the Ambulance Utility Fee or a combination of the two will need to increase.

Currently the City contributes \$70,000 from the General Fund to the Ambulance Service Fund and charges a \$4.70 per month ambulance utility fee. The Ambulance Service Fund currently has a negative balance of \$80,000 and there is a \$250,000 loan that the Ambulance Service Fund is carrying. That means, in essence, the Ambulance Service Fund is in the red by about \$330,000 to date.

~~250,000~~ 355,000

City staff does not see the situation improving in the Ambulance Service Fund with costs rising, particularly labor, equipment, and supply costs, and revenues decreasing from such sources as Medicare and Medicaid. Self pays are few and insurance payments do not fully cover the charge established by the City either.

Attached for your information is an ambulance cash flow report prepared by the Finance Department and an Ambulance Utility Fee comparison chart provided by the Fire Chief. Currently additional information is being sought with regard to City-provided ambulance service and ambulance utility fees.

This information is provided to the City Council for its review and consideration. In the near future, Council direction as to how to proceed will be requested.

Respectfully submitted


Joseph K. Gavinski
City Manager

JKG:jt

Ambulance Cash Flows

Customers		8,800	
New rate 2010	4.70	41,360.00	
Old rate	3.12	27,456.00	
Difference	1.58	13,904.00	Increase Per Month

Amb Fee	1553	3.12 2009	4.70 2010	
Jan		28,410.00	27,605.00	
Feb		28,587.00	27,627.00	
Mar		28,637.00	27,668.00	
Apr		26,942.00	27,889.00	
May		27,006.00	42,338.00	
Jun		27,090.00	42,597.00	
Jul		27,328.00	41,360.00	<--Estimate
Aug		27,321.00	41,360.00	<--Estimate
Sep		27,627.00	41,360.00	<--Estimate
Oct		27,465.00	41,360.00	<--Estimate
Nov		27,686.00	41,360.00	<--Estimate
Dec		27,671.00	41,360.00	248,160.00
		331,770.00	443,884.00	112,114.00

	Year to Date	Budget	Year Diff.	Customers	Mo. Diff.
	708,000.00	1,898,500.00		8800	
5.5 Mo. Base	128,727.27				
6.5 Mo. Base	836,727.27				
	1,544,727.27	1,898,500.00	(353,772.73)	(40.20)	(3.35)
6month	708,000.00				
	1,416,000.00	1,898,500.00	(482,500.00)	(54.83)	(4.57)

		6.5 Mo.	6 Mo.
	Current fee	4.70	4.70
	Increase	3.35	4.57
8mo @ 1%	I. F. Loan	2.38	2.38
total owed	Ambulance	0.33	0.33
div by 8800			
div by 12			
	Total	10.77	11.98

		I. F. Loan
2020 New Ambulance	Principal ----->	250,000.00
175,000.00	Interest 1% ----->	1,700.00
35,000.00 yearly cost		251,700.00
3.98 yearly cost per customer		28.60
0.33		2.38
5 year life		
div by 8800		
div by 12		

AMBULANCE UTILITY FEE COMPARISON

CITY	MONTHLY FEE	GENERAL FUND CONTRIBUTION	COMMENTS
RICHLAND	\$3.16	\$550,000	HIGHER THAN REQUIRED BY STATUTE
KENNEWICK	\$3.12	\$800,000 (APPROX.)	
PORT ANGELES	\$3.60	\$360,000	
PASCO	\$3.60	\$420,000	
MONTESANO	\$12.31	\$262,000	
MERCER ISLAND			
ABERDEEN	\$14.50	\$0	CHARGED A FLAT FEE PRIOR TO THE IMPLEMENTATION OF UTILITY FEE
HOQUIAM			
BRIDGEPORT			
MOSES LAKE	\$4.70	\$74,000	

Caution: 2010 STATE POPULATION ESTIMATE; NOT FEDERAL CENSUS DATA. Evaluate population estimates based on change from the last census (usually 2000) to the current year. Prior official April estimates are not revised to reflect changes to historical data.

County	Census	Estimate									
Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Adams	16,428	16,600	16,600	16,600	16,700	17,000	17,300	17,600	17,800	18,000	18,300
Unincorporated	7,905	8,001	8,045	7,965	7,985	8,230	8,435	8,605	8,665	8,755	8,835
Incorporated	8,523	8,599	8,555	8,635	8,715	8,770	8,865	8,995	9,135	9,245	9,465
Hatton	98	119 *	105	105	105	105	105	105	105	110	110
Lind	582	580	570	575	570	565	565	560	560	565	575
Othello	5,847	5,895	5,905	5,970	6,050	6,120	6,205	6,340	6,495	6,595	6,800
Ritzville	1,736	1,745	1,725	1,735	1,740	1,730	1,730	1,730	1,740	1,740	1,745
Washtucna	260	260	250	250	250	250	260	260	235	235	235
Asotin	20,551	20,700	20,700	20,600	20,700	20,900	21,100	21,300	21,400	21,500	21,700
Unincorporated	12,119	12,225	12,245	12,195	12,295	12,490	12,660	12,840	12,930	13,010	13,200
Incorporated	8,432	8,475	8,455	8,405	8,405	8,410	8,440	8,460	8,470	8,490	8,500
Asotin	1,095	1,095	1,110	1,115	1,125	1,130	1,165	1,180	1,210	1,230	1,235
Clarkston	7,337	7,380	7,345	7,290	7,280	7,280	7,275	7,280	7,260	7,260	7,265
Benton	142,475	144,800	147,600	151,600	155,100	158,100	160,600	162,900	165,500	169,300	172,900
Unincorporated	33,169	33,350	34,610	34,965	35,830	36,075	36,195	36,525	34,450	34,975	35,495
Incorporated	109,306	111,450	112,990	116,635	119,270	122,025	124,405	126,375	131,050	134,325	137,405
Benton City	2,624	2,720	2,725	2,790	2,815	2,840	2,840	2,860	2,855	2,955	2,985
Kennewick	54,751	55,780	56,280	57,900	58,970	60,410	61,770	62,520	65,860	67,180	68,570
Prosser	4,838	4,865	4,905	4,940	4,985	5,045	5,045	5,075	5,075	5,110	5,140
Richland	38,708	39,350	40,150	41,650	42,660	43,520	44,230	45,070	46,080	47,410	48,580
West Richland	8,385	8,735	8,930	9,355	9,840	10,210	10,520	10,850	11,180	11,670	12,130
Chelan	66,616	67,100	67,600	67,900	68,400	69,200	70,100	71,200	72,100	72,600	73,300
Unincorporated	29,238	29,510	29,665	29,730	29,840	29,985	30,145	30,760	30,850	31,155	31,540
Incorporated	37,378	37,590	37,935	38,170	38,560	39,215	39,955	40,440	41,250	41,445	41,760
Cashmere	2,965	3,070	3,045	2,975	2,980	2,980	2,980	2,980	2,990	3,005	3,005
Chelan	3,526	3,535	3,535	3,600	3,645	3,680	3,755	3,835	3,995	4,010	4
Entiat	957	975	990	1,010	1,010	1,055	1,105	1,130	1,160	1,170	1,170
Leavenworth	2,074	2,080	2,095	2,115	2,165	2,180	2,195	2,225	2,295	2,300	2,300
Wenatchee	27,856	27,930	28,270	28,470	28,760	29,320	29,920	30,270	30,810	30,960	31,120
Clallam	64,179 \$	64,454 \$	64,900	65,300	65,900	66,800	67,800	68,500	69,200	69,500	70,100
Unincorporated	38,328 \$	38,519 \$	38,970	39,265	39,660	40,305	40,635	40,985	41,215	41,340	41,695
Incorporated	25,851	25,935	25,930	26,035	26,240	26,495	27,165	27,515	27,985	28,160	28,405
Forks	3,120	3,145	3,130	3,125	3,125	3,125	3,165	3,175	3,205	3,185	3,195
Port Angeles	18,397	18,420	18,430	18,470	18,530	18,640	18,970	19,010	19,170	19,260	19,380
Sequim	4,334	4,370	4,370	4,440	4,585	4,730	5,030	5,330	5,610	5,715	5,830
Clark	345,238	352,600	363,400	372,300	383,300	391,500	403,500	415,000	424,200	431,200	435,600
Unincorporated	166,279	170,430	175,710	179,825	184,650	188,955	196,090	201,135	206,830	210,415	212,910
Incorporated	178,959	182,170	187,690	192,475	198,650	202,545	207,410	213,865	217,370	220,785	222,690
Battle Ground	9,322	10,040	11,110	12,560	14,220	14,960	15,810	16,240	16,710	17,150	17,400
Camas	12,534	12,970	13,540	14,200	15,360	15,460	15,880	16,280	16,700	16,950	17,210
La Center	1,654	1,735	1,805	1,855	1,990	2,095	2,315	2,440	2,510	2,545	2,575
Ridgefield	2,147	2,175	2,145	2,185	2,195	2,630	3,225	3,680	4,015	4,215	4,370
Vancouver	143,560	145,300	148,800	150,700	152,900	154,800	156,600	160,800	162,400	164,500	165,500
Washougal	8,595	8,790	9,100	9,775	10,770	11,350	12,270	12,980	13,480	13,870	14,050
Woodland part	92	95	85	85	80	90	90	75	85	85	85
Yacolt	1,055	1,065	1,105	1,115	1,135	1,160	1,220	1,370	1,470	1,470	1,500
Columbia	4,064	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,150
Unincorporated	1,279	1,255	1,255	1,255	1,255	1,255	1,250	1,250	1,240	1,235	1,280
Incorporated	2,785	2,845	2,845	2,845	2,845	2,845	2,850	2,850	2,860	2,865	2,870
Dayton	2,655	2,715	2,715	2,715	2,715	2,715	2,720	2,720	2,730	2,735	2,740
Starbuck	130	130	130	130	130	130	130	130	130	130	130
Cowlitz	92,948	93,900	94,400	94,900	95,300	95,900	96,800	97,800	99,000	99,600	100,000
Unincorporated	38,792	39,195	39,485	39,745	40,000	40,290	40,590	41,125	41,550	41,990	42,295
Incorporated	54,156	54,705	54,915	55,155	55,300	55,610	56,210	56,675	57,450	57,610	57,705
Castle Rock	2,130	2,125	2,120	2,140	2,150	2,140	2,135	2,135	2,145	2,145	2,150
Kalama	1,783	1,840	1,870	1,935	1,950	1,980	2,025	2,105	2,475	2,505	2,510
Kelso	11,895	11,860	11,770	11,830	11,800	11,820	11,840	11,840	11,900	11,840	11,780
Longview	34,660	35,100	35,310	35,290	35,340	35,430	35,570	35,710	35,880	36,010	36,100
Woodland part	3,688	3,780	3,845	3,960	4,060	4,240	4,640	4,885	5,050	5,110	5
Douglas	32,603	32,800	33,100	33,600	34,200	34,700	35,700	36,300	37,000	37,600	3
Unincorporated	22,317	22,469	20,539	20,855	21,330	21,780	19,665	20,180	20,815	21,290	21,1
Incorporated	10,286	10,331	12,561	12,745	12,870	12,920	16,035	16,120	16,185	16,310	16,535
Bridgeport	2,059	2,080	2,065	2,070	2,075	2,075	2,075	2,090	2,070	2,090	2,100
Coulee Dam part	125	125	176 *	175	175	175	175	175	175	175	175

April 1 Population of Cities, Towns, and Counties
Used for Allocation of Selected State Revenues
State of Washington

Caution: 2010 STATE POPULATION ESTIMATE; NOT FEDERAL CENSUS DATA. Evaluate population estimates based on change from the last census (usually 2000) to the current year. Prior official April estimates are not revised to reflect changes to historical data.

County Municipality	Census 2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<i>King continued</i>											
Auburn part	42,901	43,420	43,970	43,890	43,670	43,540	43,820	44,300	60,400	60,820	61,150
Beaux Arts Village	307	310	295	302	300	297	300	310	310	315	320
Bellevue	109,827	111,500	117,000	116,400	116,500	115,500	117,000	118,100	119,200	120,600	122,900
Black Diamond	3,970	4,015	4,015	3,995	4,000	4,080	4,085	4,120	4,155	4,180	4,190
Bothell part	16,119 \$	16,244 \$	16,264 \$	16,250	16,250	16,250	16,600	16,950	17,130	17,260	17,290
Burien	31,881	31,830	31,810	31,480	31,130	31,040	31,080	31,410	31,540	31,890	31,730
Carnation	1,893	1,920	1,905	1,905	1,895	1,900	1,900	1,900	1,905	1,910	1,915
Clyde Hill	2,890	2,900	2,895	2,830	2,790	2,780	2,795	2,810	2,805	2,815	2,845
Covington	13,783	13,840	14,395	14,850	15,190	16,610	17,240	17,190	17,360	17,530	17,640
Des Moines	29,267	29,600	29,510	29,120	29,020	28,960	29,020	29,090	29,180	29,270	29,290
Duvall	4,616	4,860	5,190	5,460	5,545	5,595	5,735	5,845	5,925	5,980	5,990
Enumclaw part	11,116	11,180	11,195	11,140	11,160	11,190	11,220	11,320	11,470	11,460	11,490
Federal Way	83,259	83,890	83,850	83,500	83,590	85,800	86,530	87,390	88,040	88,580	88,760
Hunts Point	443	455	455	445	450	450	480	480	475	465	470
Issaquah	11,212	12,950	13,790	15,110	15,510	17,060	19,570	24,710	26,320	26,890	27,160
Kenmore	18,678	18,790	19,180	19,200	19,170	19,290	19,680	19,940	20,220	20,450	20,650
Kent	79,524	81,900	84,275	84,210	84,560	84,920	85,650	86,660	86,980	88,380	88,760
Kirkland	45,054	45,770	45,790	45,630	45,800	45,740	47,180	47,890	48,410	49,010	49,620
Lake Forest Park	12,871 \$	12,889 \$	12,860	12,750	12,770	12,730	12,770	12,770	12,810	12,820	12,840
Maple Valley	14,209	14,590	15,040	15,730	16,280	17,870	19,140	20,020	20,480	20,840	23,130
Medina	3,011	2,990	3,010	2,970	2,955	2,930	2,945	2,950	2,955	2,970	2,980
Mercer Island	22,036	21,970	21,955	21,840	21,830	21,710	21,860	22,380	22,650	22,720	22,890
Milton part	814	815	815	820	800	815	825	825	825	830	835
Newcastle	7,737	7,815	8,205	8,320	8,375	8,890	9,175	9,550	9,720	9,925	9,955
Normandy Park	6,392	6,405	6,395	6,345	6,400	6,385	6,415	6,435	6,425	6,485	6,540
North Bend	4,746	4,755	4,735	4,680	4,660	4,685	4,690	4,705	4,710	4,760	5,665
Pacific part	5,373	5,380	5,405	5,525	5,545	5,640	5,815	5,945	6,120	6,200	6,220
Redmond	45,256	45,490	46,040	46,480	46,900	47,600	49,890	50,680	51,320	51,890	53,680
Renton	50,052	51,140	53,840	54,900	55,360	56,840	58,360	60,290	78,780	83,650	86,230
Sammamish	34,104	34,560	34,660	35,930	36,560	38,640	39,730	40,260	40,550	40,670	41,070
SeaTac	25,496	25,380	25,320	25,100	25,130	25,140	25,230	25,530	25,720	25,730	25,890
Seattle	563,376 \$	568,102 \$	570,802 \$	571,900	572,600	573,000	578,700	586,200	592,800	602,000	612,000
Shoreline	53,296 \$	53,421 \$	53,250	52,730	52,740	52,500	52,830	53,190	53,440	54,320	54,580
Skykomish	214	215	215	210	210	210	210	210	210	210	225
Snoqualmie	1,631	3,416 *	4,210	4,785	5,110	6,345	7,815 *	8,600	9,360	9,730	9,850
Tukwila	17,181	17,230	17,270	17,230	17,240	17,110	17,930	18,000	18,080	18,170	18,190
Woodinville	9,809 \$	9,825 \$	9,830 \$	9,905	9,915	10,140	10,350	10,390	10,560	10,670	11,350
Yarrow Point	1,008	1,010	1,010	1,000	990	960	970	975	970	965	995
<i>Kitsap</i>											
Unincorporated	231,969	233,400	234,700	237,000	239,500	240,400	243,400	244,800	246,800	247,600	248,300
Incorporated	159,896	160,625	161,345	162,000	164,960	167,920	169,090	170,000	170,500	170,395	168,900
Bainbridge Island	72,073	72,775	73,355	75,000	74,540	72,480	74,310	74,800	76,300	77,205	79,400
Bremerton	20,308	20,740	20,920	21,350	21,760	22,200	22,600	23,080	23,180	23,290	23,380
Port Orchard	37,259	37,260	37,530	38,730	37,520	34,580	35,910	35,810	36,860	36,620	36,190
Poulsbo	7,693	7,810	7,900	7,910	8,060	8,250	8,310	8,350	8,420	8,440	10,910
	6,813	6,965	7,005	7,010	7,200	7,450	7,490	7,560	7,840	8,855	8,920
<i>Kittitas</i>											
Unincorporated	33,362	34,000	34,800	35,200	35,800	36,600	37,400	38,300	39,400	39,900	40,500
Incorporated	13,614	14,120	14,520	14,785	14,910	15,375	15,780	16,510	17,465	18,060	18,532
Cle Elum	19,748	19,880	20,280	20,415	20,890	21,225	21,620	21,790	21,935	21,840	21,968
Ellensburg	1,755	1,755	1,775	1,775	1,785	1,800	1,810	1,835	1,865	1,870	1,870
Kittitas	15,414	15,460	15,830	15,940	16,390	16,700	17,080	17,220	17,330	17,230	17,326
Roslyn	1,105	1,105	1,100	1,120	1,130	1,135	1,135	1,135	1,145	1,150	1,182
South Cle Elum	1,017	1,017	1,020	1,020	1,020	1,020	1,020	1,020	1,015	1,015	1,015
	457	543 *	555	560	565	570	575	580	580	575	575
<i>Klickitat</i>											
Unincorporated	19,161	19,300	19,300	19,300	19,300	19,500	19,800	19,900	20,100	20,200	20,500
Incorporated	12,536	12,665	12,720	12,775	12,765	12,960	13,160	13,310	13,490	13,550	13,825
Bingen	6,625	6,635	6,580	6,525	6,535	6,540	6,640	6,590	6,610	6,650	6,675
Goldendale	672	675	670	655	645	655	680	680	680	685	690
White Salmon	3,760	3,745	3,720	3,650	3,690	3,650	3,715	3,715	3,725	3,745	3,730
	2,193	2,215	2,190	2,220	2,200	2,235	2,245	2,195	2,205	2,220	2,255
<i>Lincoln</i>											
Unincorporated	68,600	69,500	70,200	70,400	70,700	71,600	72,900	74,100	74,700	75,200	75,600
Incorporated	40,821	41,367	41,920	42,145	42,415	43,213	44,117	45,073	45,365	45,555	45,910
Centralia	27,779	28,133	28,280	28,255	28,285	28,387	28,783	29,027	29,335	29,645	29,690
Chehalis	14,742	14,950	15,040	15,110	15,200	15,340	15,430	15,520	15,540	15,570	15,570
	7,057	7,015	7,055	7,010	6,980	6,990	7,025	7,045	7,215	7,185	7,185

April 1 Population of Cities, Towns, and Counties
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County Municipality	Census 2000	Estimate									
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<i>Douglas continued</i>											
East Wenatchee	5,757	5,770	7,965	8,140	8,255	8,300	11,420	11,480	11,570	11,660	11,870
Mansfield	319	321 *	320	320	325	325	325	330	330	330	330
Rock Island	863	865	860	865	870	875	865	865	865	875	875
Waterville	1,163	1,170	1,175	1,175	1,170	1,170	1,175	1,180	1,175	1,180	1,185
Ferry	7,260	7,300	7,300	7,300	7,300	7,400	7,500	7,550	7,700	7,800	7,850
Unincorporated	6,306	6,310	6,325	6,325	6,330	6,425	6,510	6,565	6,700	6,795	6,855
Incorporated	954	990	975	975	970	975	990	985	1,000	1,005	995
Republic	954	990	975	975	970	975	990	985	1,000	1,005	995
Franklin	49,347	50,400	51,300	53,600	57,000	60,500	64,200	67,400	70,200	72,700	75,500
Unincorporated	13,686	13,765	12,915	12,175	12,305	12,455	12,730	13,325	14,000	14,105	14,300
Incorporated	35,661	36,635	38,385	41,425	44,695	48,045	51,470	54,075	56,200	58,595	61,200
Connell	2,956	2,970	3,100	3,190	3,195	3,195	3,200	3,205	3,255	3,430	4,220
Kahlotus	214	215	215	215	220	220	220	220	215	220	225
Mesa	425	440	440	440	440	440	440	440	440	455	455
Pasco	32,066	33,010	34,630	37,580	40,840	44,190	47,610	50,210	52,290	54,490	56,300
Garfield	2,397	2,400	2,400	2,400	2,400	2,400	2,400	2,350	2,300	2,250	2,300
Unincorporated	880	880	885	885	890	885	875	830	775	725	775
Incorporated	1,517	1,520	1,515	1,515	1,510	1,515	1,525	1,520	1,525	1,525	1,525
Pomeroy	1,517	1,520	1,515	1,515	1,510	1,515	1,525	1,520	1,525	1,525	1,525
Grant	74,698	75,900	76,400	77,100	78,300	79,100	80,600	82,500	84,600	86,100	87,700
Unincorporated	35,797	36,230	36,625	36,815	37,240	37,660	38,455	39,550	40,395	40,845	41,485
Incorporated	38,901	39,670	39,775	40,285	41,060	41,440	42,145	42,950	44,205	45,255	46,215
Coulee City	600	600	590	590	605	600	600	600	600	600	600
Coulee Dam part	4	5	0 *	0	0	0 +	0	0	0	0	0
Electric City	922	950	950	955	950	950	955	970	980	985	985
Ephrata	6,808	6,895	6,865	6,855	6,890	6,930	6,950	7,025	7,065	7,110	7,080
George	528	535	540	525	525	525	530	530	545	550	550
Grand Coulee	897	926 *	910	920	925	925	930	930	935	940	995
Hartline	134	135	130	130	135	135	135	145	145	145	145
Krupp	60	65	65	65	65	60	60	60	60	60	60
Mattawa	2,609	2,820	2,850	3,025	3,265	3,290	3,330	3,340	3,350	3,395	3,405
Moses Lake	14,953	15,210	15,420	15,730	16,110	16,340	16,830	17,440	18,310	18,930	19,460
Quincy	5,044	5,165	5,140	5,165	5,255	5,265	5,395	5,455	5,700	6,030	6,220
Royal City	1,823	1,825	1,800	1,815	1,815	1,870	1,875	1,885	1,900	1,865	2,050
Soap Lake	1,733	1,730	1,720	1,730	1,735	1,735	1,740	1,750	1,765	1,790	1,790
Warden	2,544	2,565	2,555	2,540	2,540	2,575	2,575	2,575	2,600	2,605	2,615
Wilson Creek	242 *	244 *	240	240	245	240	240	245	250	250	250
Grays Harbor	67,194	68,500	68,400	68,800	69,200	69,800	70,400	70,800	70,900	71,200	71,600
Unincorporated	25,548 \$	26,770 \$	26,995 \$	27,265 \$	27,295	27,505	27,620	27,860	27,870	28,205	28,445
Incorporated	41,646 \$	41,730 \$	41,405 \$	41,535 \$	41,905	42,295	42,780	42,940	43,030	42,995	43,155
Aberdeen	16,461	16,490	16,250	16,320	16,410	16,450	16,470	16,450	16,460	16,440	16,450
Cosmopolis	1,595	1,595	1,565	1,630	1,590	1,600	1,635	1,645	1,650	1,640	1,645
Elma	3,049	3,050	3,175	3,060	3,085	3,105	3,100	3,140	3,125	3,110	3,120
Hoquiam	9,097	9,035	8,945	8,855	8,885	8,875	8,845	8,845	8,795	8,765	8,770
McCleary	1,484 \$	1,475 \$	1,440 \$	1,450 \$	1,455	1,475	1,540	1,555	1,555	1,555	1,565
Montesano	3,312	3,325	3,325	3,345	3,375	3,420	3,550	3,550	3,565	3,565	3,605
Oakville	675	680	670	680	675	680	710	715	720	715	715
Ocean Shores	3,836	3,930	3,930	4,065	4,240	4,385	4,605	4,705	4,805	4,860	4,940
Westport	2,137	2,150	2,105	2,130	2,190	2,305	2,325	2,335	2,355	2,345	2,345
Island	71,558	72,400	73,100	74,000	74,800	76,000	77,200	78,400	79,300	80,300	81,100
Unincorporated	49,081	49,635	50,494	50,680	51,085	51,450	52,035	52,795	53,325	53,930	54,675
Incorporated	22,477	22,765	22,606	23,320	23,715	24,550	25,165	25,605	25,975	26,370	26,425
Coupeville	1,723	1,735	1,730	1,745	1,745	1,785	1,820	1,855	1,915	1,910	1,890
Langley	959	970	996 *	1,005	1,030	1,045	1,055	1,060	1,080	1,100	1,115
Oak Harbor	19,795	20,060	19,880	20,570	20,940	21,720	22,290	22,690	22,980	23,360	23,420
Jefferson	26,299 \$	26,446 \$	26,600	26,700	27,000	27,600	28,200	28,600	28,800	29,000	29,300
Unincorporated	17,965 \$	18,016 \$	18,145	18,270	18,465	18,855	19,380	19,735	19,875	20,105	20,105
Incorporated	8,334	8,430	8,455	8,430	8,535	8,745	8,820	8,865	8,925	8,895	8,895
Port Townsend	8,334	8,430	8,455	8,430	8,535	8,745	8,820	8,865	8,925	8,895	8,895
King	1,737,046 \$	1,758,312 \$	1,774,312 \$	1,779,300	1,788,300	1,808,300	1,835,300	1,861,300	1,884,200	1,909,300	1,933,400
Unincorporated	349,234 \$	353,040 \$	351,136 \$	351,843	356,795	364,498	367,070	368,255	341,150	343,180	343,340
Incorporated	1,387,812 \$	1,405,272 \$	1,423,176 \$	1,427,457	1,431,505	1,443,802	1,468,230	1,493,045	1,543,050	1,566,120	1,590,060
Algona	2,460	2,500	2,525	2,590	2,605	2,660	2,695	2,725	2,740	2,760	2,775

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County	Census	Estimate									
Municipality	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Lewis continued											
Morton	1,045	1,040	1,050	1,025	1,015	1,025	1,127 *	1,140	1,140	1,140	1,150
Mossyrock	486	490	490	485	480	480	485	485	485	485	485
Napavine	1,383	1,352 *	1,360	1,330	1,330	1,328 +	1,400	1,492	1,610 *	1,690	1,715
Pe Ell	657	660	660	660	660	599 *	666 *	670	670	670	670
Toledo	653	684 *	685	685	685	685	685	685	690	695	695
Vader	590	605	605	610	595	600	615	620	625	630	640
Winlock	1,166	1,337 *	1,335	1,340	1,340	1,340	1,350	1,370	1,360	1,370	1,370
Lincoln	10,184	10,200	10,200	10,100	10,200	10,100	10,200	10,300	10,400	10,450	10,500
Unincorporated	4,520	4,494	4,563	4,561	4,572	4,470	4,540	4,615	4,720	4,770	4,835
Incorporated	5,664	5,706	5,637	5,539	5,628	5,630	5,660	5,685	5,680	5,680	5,665
Almira	302	300	295	295	270	275	280	285	285	285	285
Creston	232	251 +	243	225	253 *	255	255	255	250	250	255
Davenport	1,730	1,735	1,720	1,690	1,730	1,730	1,745	1,745	1,745	1,740	1,725
Harrington	431 *	425	429	434	430	420	420	420	420	425	425
Odessa	957	960	950	930	950	950	950	955	960	960	960
Reardan	608	610	605	595	610	610	620	630	630	630	630
Sprague	490	505	490	490	490	495	495	495	490	495	495
Wilbur	914	920	905	880	895	895	895	900	900	895	890
Mason	49,405	49,600	49,800	50,200	50,800	51,900	53,100	54,600	56,300	56,800	57,100
Unincorporated	40,963	41,130	41,305	41,655	42,105	43,165	44,295	45,705	47,320	47,835	48,125
Incorporated	8,442	8,470	8,495	8,545	8,695	8,735	8,805	8,895	8,980	8,965	8,975
Shelton	8,442	8,470	8,495	8,545	8,695	8,735	8,805	8,895	8,980	8,965	8,975
Spokane	39,564	39,700	39,800	39,600	39,600	39,600	39,800	39,800	40,100	40,500	40,900
Unincorporated	23,647	23,745	23,938	23,810	23,830	23,870	23,949	23,939	24,145	24,385	24,705
Incorporated	15,917	15,955	15,862	15,790	15,770	15,730	15,851	15,861	15,955	16,115	16,195
Brewster	2,189	2,205	2,200	2,200	2,195	2,190	2,200	2,195	2,195	2,205	2,230
Conconully	185	190	193 *	190	190	190	190	190	200	210	215
Coulee Dam part	915	915	854 *	840	850	850	850	850	850	850	855
Elmer City	267	270	265	265	265	265	241 *	241	240	240	245
Nespelem	212	210	210	210	210	205	210	205	205	205	205
Okanogan	2,484	2,480	2,455	2,450	2,435	2,435	2,485	2,445	2,470	2,495	2,500
Omak	4,721	4,730	4,740	4,705	4,700	4,685	4,705	4,735	4,750	4,780	4,780
Oroville	1,653	1,670	1,665	1,675	1,670	1,660	1,665	1,710	1,715	1,750	1,755
Pateros	643	640	640	615	610	610	625	620	620	630	635
Riverside	348	330	325	320	320	320	320	320	325	330	330
Tonasket	1,013 *	1,010	1,020	1,005	1,005	1,000	1,000	990	1,000	1,010	1,010
Twisp	938	955	945	955	960	965	990	980	985	985	995
Winthrop	349	350	350	360	360	355	370	380	400	425	440
Pacific	20,984	21,000	21,000	20,900	21,000	21,300	21,500	21,600	21,800	21,800	22,100
Unincorporated	13,969	13,885	13,940	13,880	13,955	14,200	14,255	14,325	14,445	14,415	14,645
Incorporated	7,015	7,115	7,060	7,020	7,045	7,100	7,245	7,275	7,355	7,385	7,455
Ilwaco	950	950	945	940	955	975	1,015	1,040	1,070	1,070	1,115
Long Beach	1,283	1,385	1,340	1,345	1,360	1,395	1,455	1,460	1,510	1,535	1,535
Raymond	2,975	2,975	2,985	2,960	2,970	2,975	3,005	3,005	3,005	3,010	3,065
South Bend	1,807	1,805	1,790	1,775	1,760	1,755	1,770	1,770	1,770	1,770	1,740
Pend Oreille	11,732	11,800	11,800	11,800	11,900	12,200	12,300	12,600	12,800	12,900	13,100
Unincorporated	8,735	8,710	8,735	8,810	8,920	9,210	9,300	9,529	9,700	9,805	9,990
Incorporated	2,997	3,090	3,065	2,990	2,980	2,990	3,000	3,071	3,100	3,095	3,110
Cusick	212	210	210	205	210	210	205	210	205	195	190
Ione	479	475	465	440	425	425	420	420	425	440	440
Metaline	162	160	160	160	160	160	165	165	170	165	160
Metaline Falls	223	225	225	220	220	220	225	286 *	285	275	275
Newport	1,921	2,020	2,005	1,965	1,965	1,975	1,985	1,990	2,015	2,020	2,045
Pierce	700,818 \$	713,398 \$	724,998 \$	733,700	744,000	755,900	773,500	790,500	805,400	813,600	814,600
Unincorporated	315,359 \$	323,741 \$	329,124 \$	332,980	339,477	345,940	355,089	365,910	377,660	382,115	380,050
Incorporated	385,459 \$	389,657 \$	395,874 \$	400,720	404,523	409,960	418,411	424,590	427,740	431,485	434,550
Washouak part	146	565	1,040	1,465	2,465	3,930	5,135	6,170	6,605	6,665	7,120
Washouak Lake	9,687	9,980	12,360	12,950	13,740	14,370	15,230	15,740	16,220	16,500	16,690
Washouak	4,145	4,330	4,410	4,505	4,510	4,515	4,535	4,555	4,560	4,635	4,625
Carbonado	621	650 *	647	655 +	658 +	645 +	666 +	655	655	650	640
DuPont	2,452	2,855	3,295	3,685	4,425	5,410	6,610	7,045	7,390	7,650	7,930
Eatonville	2,012	2,040	2,070	2,095	2,165	2,330	2,385	2,380	2,375	2,405	2,405
Edgewood	9,089	9,220	9,320	9,405	9,440	9,460	9,510	9,560	9,595	9,615	9,625

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County Municipality	Census 2000	Estimate									
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Pierce <i>continued</i>											
Enumclaw <i>part</i>	0	0	0	0	0	0	0	0	0	0	0
Fife	4,784	4,820	4,815	4,905	4,885	4,855	6,135	7,180	7,525	7,610	8,210
Fircrest	5,868	5,890	5,925	5,935	5,995	6,080	6,260	6,270	6,315	6,325	6,345
Gig Harbor	6,465	6,485	6,540	6,655	6,680	6,765	6,765	6,780	6,910	7,165	7,520
Lakewood	58,293 \$	58,272 \$	58,662 \$	58,940	59,010	58,850	59,000	58,950	58,780	58,840	58,840
Milton <i>part</i>	4,981	5,005	5,180	5,205	5,225	5,285	5,665	5,695	5,710	5,705	5,705
Orting	3,931 \$	4,186 \$	4,060	4,295	4,440	4,820	5,560	5,940	6,075	6,135	6,245
Pacific <i>part</i>	154	145	145	140	135	130	125	110	105	90	85
Puyallup	33,014	33,900	34,920	35,490	35,690	35,830	36,360	36,790	36,930	38,690	38,900
Roy	260	367 *	865	870	865	865	875	870	875	870	860
Ruston	738	740	740	745	745	745	740	750	755	765	765
South Prairie	382	430 *	440	440	435	440	440	440	440	440	440
Steilacoom	6,049	6,085	6,095	6,120	6,160	6,175	6,200	6,220	6,255	6,285	6,300
Sumner	8,504	8,585	8,670	8,780	8,835	8,940	9,025	9,035	9,060	9,085	9,080
Tacoma	193,556	194,500	194,900	196,300	196,800	198,100	199,600	201,700	202,700	203,400	204,200
University Place	29,933	30,190	30,350	30,720	30,800	30,980	31,140	31,300	31,440	31,500	31,550
Wilkeson	395	417 *	425	420	420	440	450	455	465	460	470
San Juan	14,077	14,400	14,600	14,800	15,100	15,500	15,700	15,900	16,100	16,300	16,500
Unincorporated	12,088 \$	12,380	12,555	12,760	13,025	13,350	13,490	13,680	13,860	14,040	14,210
Incorporated	1,989 \$	2,020	2,045	2,040	2,075	2,150	2,210	2,220	2,240	2,260	2,290
Friday Harbor	1,989 \$	2,020	2,045	2,040	2,075	2,150	2,210	2,220	2,240	2,260	2,290
Skagit	102,979	104,100	105,100	106,700	108,800	110,900	113,100	115,300	117,500	118,900	119,300
Unincorporated	44,506	44,815	45,205	45,830	46,455	47,250	47,886	48,640	49,720	49,915	50,130
Incorporated	58,473	59,285	59,895	60,870	62,345	63,650	65,214	66,660	67,780	68,985	69,170
Anacortes	14,557	14,840	14,910	15,110	15,470	15,700	16,170	16,400	16,640	16,790	16,800
Burlington	6,757	6,995	7,190	7,315	7,425	7,550	8,120	8,400	8,460	8,870	8
Concrete	790	790	790	780	785	815	840	845	845	835	800
Hamilton	309	325	340	340	340	330	330	330	325	300	300
La Conner	761	765	775	760	785	795	839 *	900	885	870	870
Lyman	409	410	415	425	440	450	450	450	445	450	445
Mount Vernon	26,232	26,460	26,670	27,060	27,720	28,210	28,710	29,390	30,150	30,800	31,020
Sedro-Woolley	8,658	8,700	8,805	9,080	9,380	9,800	9,755	9,945	10,030	10,070	10,040
Skamania	9,872	9,900	9,900	9,900	10,100	10,300	10,600	10,700	10,700	10,800	10,900
Unincorporated	8,079	8,109	8,063	8,075	8,205	8,299	8,457	8,448	8,383	8,465	8,550
Incorporated	1,793	1,791	1,837	1,825	1,895	2,001	2,143	2,252	2,317	2,335	2,350
North Bonneville	593	586 +	627	615	685 *	741 *	828 *	882 *	877 *	880 *	880
Stevenson	1,200	1,205	1,210	1,210	1,210	1,260	1,315	1,370	1,440	1,455	1,470
Snohomish	606,024	618,600	628,000	637,500	644,800	655,800	671,800	686,300	696,600	704,300	711,100
Unincorporated	291,142	294,088	300,460	305,730	309,418	315,390	316,365	318,685	324,320	328,285	300,815
Incorporated	314,882	324,512	327,540	331,770	335,382	340,410	355,435	367,615	372,280	376,015	410,285
Arlington	11,927	12,770	13,280	14,330	14,700	14,980	15,430	16,720	17,050	17,150	17,280
Bothell <i>part</i>	13,965	14,160	14,490	14,660	14,680	14,750	15,090	15,450	15,730	15,980	16,140
Brier	6,383	6,440	6,445	6,450	6,460	6,475	6,480	6,480	6,485	6,490	6,490
Darrington	1,136	1,307 *	1,335	1,385	1,405	1,435	1,465	1,485	1,500	1,505	1,505
Edmonds	39,544	39,590	39,460	39,580	39,620	39,860	40,360	40,560	40,760	40,900	40,900
Everett	91,488	95,990	96,070	95,470	96,840	97,500	101,100	101,800	102,300	103,500	104,100
Gold Bar	2,014	2,035	2,055	2,075	2,075	2,085	2,125	2,175	2,210	2,150	2,175
Granite Falls	2,347	2,540	2,760	2,915	3,010	3,060	3,095	3,195	3,290	3,375	3,375
Index	157	160	160	160	157	155	155	160	160	155	165
Lake Stevens	6,361	6,590	6,640	6,910	7,135	7,185	9,650	13,350	14,560	14,800	26,670
Lynnwood	33,847	34,010	33,990	34,500	34,540	34,830	35,230	35,490	35,680	35,740	36,160
Marysville	25,315	26,770	27,580	28,370	28,800	29,460	32,150	36,210	37,060	37,530	58,040
Mill Creek	11,525	11,970	12,055	12,260	12,760	14,320	17,460	17,620	17,770	18,480	18,700
Monroe	13,795	14,210	14,670	15,160	15,480	15,920	16,170	16,290	16,550	16,710	16,680
Mountlake Terrace	20,362	20,370	20,470	20,380	20,390	20,390	20,390	20,810	20,930	20,960	20,960
Mukilteo	18,019	18,340	18,520	19,190	19,220	19,360	19,620	19,940	20,050	20,110	20,150
Snohomish	8,494	8,565	8,575	8,640	8,585	8,700	8,920	8,970	9,020	9,145	9,320
Stanwood	3,923	3,975	4,085	4,190	4,315	4,580	4,940	5,200	5,445	5,590	5,705
Sultan	3,344	3,775	3,910	4,095	4,135	4,225	4,440	4,530	4,550	4,555	4,575
Woodway	936	945	990	1,050	1,075	1,140	1,165	1,180	1,180	1,190	1
Spokane	417,939	422,400	425,600	428,600	432,000	436,300	443,800	451,200	459,000	465,000	470,000
Unincorporated	199,019 \$	202,710 \$	201,453	119,844	120,726	121,848	123,411	126,887	131,762	135,104	137,712
Incorporated	218,920 \$	219,690 \$	224,147	308,756	311,274	314,452	320,389	324,313	327,238	329,896	332,588
Airway Heights	4,500	4,490	4,565	4,590	4,590	4,640	4,840	5,030	5,240	5,515	5,600

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County Municipality	Census 2000	Estimate									
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Spokane continued											
Cheney	8,832	9,200	9,305	9,470	9,855	10,070	10,130	10,210	10,180	10,550	10,680
Deer Park	3,017	3,035	3,045	3,055	3,045	3,100	3,135	3,235	3,345	3,450	3,480
Fairfield	494	591 *	590	586 +	576 +	589 +	629 +	627 +	603 +	590	589 *
Latah	202 *	205	200 *	194 *	204 *	212 *	207 *	192 *	194 *	189 *	193 *
Liberty Lake	—	—	4,480 @	4,640	4,950	5,255	5,805	6,580	6,980	7,270	7,620
Medical Lake	3,815 \$	3,877 \$	3,885	4,215	4,120	4,350	4,510	4,695	4,810	4,845	4,785
Millwood	1,649	1,650	1,655	1,655	1,645	1,645	1,645	1,665	1,665	1,660	1,660
Rockford	413	509 *	500	533 +	511 +	484 +	488 +	504 +	499 +	493 +	489 +
Spangle	240	295 *	290	275 +	297 +	269 +	275	275	275	275	275
Spokane	195,629	195,700	195,500	197,400	197,400	198,700	201,600	202,900	204,400	205,500	206,900
Spokane Valley	—	—	—	82,005 @	83,950	85,010	87,000	88,280	88,920	89,440	90,210
Waverly	129 *	138 *	132 *	138 *	131 *	128 *	125 *	120 *	127 *	119 *	107 *
Stevens	40,066	40,300	40,400	40,600	40,700	41,200	42,100	43,000	43,700	44,000	44,300
Unincorporated	30,585	30,787	30,978	31,131	31,218	31,621	32,482	33,280	33,848	34,125	34,367
Incorporated	9,481	9,513	9,422	9,469	9,482	9,579	9,618	9,720	9,852	9,875	9,933
Chewelah	2,186	2,200	2,220	2,250	2,260	2,305	2,315	2,350	2,420	2,420	2,450
Colville	4,988	5,010	4,970	4,965	4,965	4,980	4,990	5,020	5,040	5,040	5,045
Kettle Falls	1,527	1,550	1,520	1,535	1,535	1,565	1,600	1,610	1,640	1,655	1,665
Marcus	161 *	156 *	154 *	169 *	177 *	179 *	168 *	175 *	167 *	170	183 *
Northport	336	312 *	273 *	270	270	275	275	290 *	310	310	310
Springdale	283	285	285	280	275	275	270	275	275	280	280
Thurston	207,355	210,200	212,300	214,800	218,500	224,100	231,100	238,000	245,300	249,800	252,400
Unincorporated	114,061	116,300	117,935	119,475	122,265	126,450	131,805	135,605	139,605	139,010	140,100
Incorporated	93,294	93,900	94,365	95,325	96,235	97,650	99,295	102,395	105,695	110,790	112,300
Olympia	628	635	640	645	645	650	650	655	660	665	660
Rainier	31,226	31,600	31,860	32,240	32,530	33,180	34,060	35,870	38,040	39,250	40,130
Olympia	42,514	42,530	42,690	42,860	43,040	43,330	43,740	44,460	44,800	45,250	45,500
Rainier	1,492	1,485	1,490	1,515	1,540	1,585	1,665	1,705	1,740	1,755	1,805
Tenino	1,447	1,460	1,470	1,495	1,480	1,500	1,515	1,520	1,525	1,535	1,535
Tumwater	12,698	12,770	12,730	12,740	12,850	12,950	13,100	13,340	13,780	16,710	16,770
Yelm	3,289	3,420	3,485	3,830	4,150	4,455	4,565	4,845	5,150	5,625	5,900
Wahkiakum	3,824	3,800	3,800	3,800	3,800	3,900	3,900	4,000	4,100	4,100	4,150
Unincorporated	3,259	3,240	3,240	3,240	3,250	3,350	3,345	3,440	3,530	3,525	3,570
Incorporated	565	560	560	560	550	550	555	560	570	575	580
Cathlamet	565	560	560	560	550	550	555	560	570	575	580
Walla Walla	55,180	55,200	55,400	55,800	56,700	57,500	57,900	58,300	58,600	59,200	59,600
Unincorporated	16,150	16,235	16,290	16,405	16,115	16,635	16,925	16,995	16,770	16,990	17,080
Incorporated	39,030	38,965	39,110	39,395	40,585	40,865	40,975	41,305	41,830	42,210	42,520
College Place	7,818	7,945	8,035	8,165	8,560	8,690	8,770	8,860	8,935	9,035	9,165
Prescott	314	315	315	310	315	315	315	315	315	320	330
Waitsburg	1,212	1,205	1,210	1,210	1,210	1,230	1,230	1,230	1,230	1,245	1,255
Walla Walla	29,686	29,500	29,550	29,710	30,500	30,630	30,660	30,900	31,350	31,610	31,770
Whatcom	166,826 \$	170,600	172,200	174,500	177,300	180,800	184,300	188,300	191,000	193,100	195,500
Unincorporated	74,231	75,682	76,718	77,796	78,746	79,848	81,066	82,309	83,911	84,686	85,246
Incorporated	92,595 \$	94,918	95,482	96,704	98,554	100,952	103,234	105,991	107,089	108,414	110,254
Bellingham	67,171	68,890	69,260	69,850	71,080	72,320	73,460	75,220	75,750	76,130	77,550
Blaine	3,770	3,855	3,975	4,025	4,115	4,240	4,480	4,650	4,665	4,740	4,790
Everson	2,035	2,050	2,015	2,030	2,055	2,080	2,135	2,165	2,170	2,285	2,305
Ferndale	8,758	8,925	8,925	9,155	9,305	9,750	10,280	10,540	10,800	11,080	11,210
Lynden	9,020	9,285	9,380	9,740	10,010	10,480	10,750	11,150	11,350	11,690	11,850
Nooksack	863 \$	918 *	920	902 *	910	970 *	1,004 *	1,075	1,090	1,163 *	1,230
Sumas	978 *	995 *	1,007 *	1,002 *	1,079 *	1,112 *	1,125 *	1,191 *	1,264 *	1,326 *	1,319 *
Whitman	40,740	40,300	40,600	41,000	41,700	42,400	42,800	42,700	43,000	43,300	43,600
Unincorporated	6,298 \$	6,305	6,348	6,317	6,327	6,360	6,303	6,295	6,312	6,285	6,246
Incorporated	34,442 \$	33,995	34,252	34,683	35,373	36,040	36,497	36,405	36,688	37,015	37,354
Blanton	616	625	610	620	620	620	620	625	625	610	620
Blanton	2,844	2,835	2,820	2,825	2,845	2,875	2,895	2,905	2,905	2,910	2,915
Blanton	386	390	385	395	395	400	415	420	420	420	425
Blanton	355 *	342 +	350	355	360	345	335	331 +	329	305	305
Farmington	153	150	150	145	145	145	145	145	140	135	135
Garfield	641	640	625	610	640	630	630	630	630	630	630
LaCrosse	380	380	370	370	375	350	340	350	350	345	345
Lamont	106	105	105	105	105	95	95	90	90	95	81 *

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		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<i>Whitman continued</i>											
Malden	215	215	215	210	215	210	210	215	215	200	205
Oakesdale	420	420	420	415	420	420	420	420	420	420	420
Palouse	1,011	1,015	1,005	1,010	1,015	1,010	1,015	1,020	1,025	1,010	1,015
Pullman	24,948 \$	24,540	24,910	25,300	25,905	26,590	27,030	26,860	27,150	27,600	27,920
Rosalia	648	660	645	650	650	650	650	650	650	640	640
St. John	548	513 *	497 *	518 *	523 *	510 *	517 *	564 *	554 *	530 *	543 *
Tekoa	826	825	820	820	820	845	835	835	840	830	815
Uniontown	345	340	325	335	340	345	345	345	345	335	340
Yakima	222,581	224,500	225,000	226,000	227,500	229,300	231,800	234,200	235,900	238,400	239,100
Unincorporated	93,192	93,171	87,674	87,740	88,317	89,060	88,264	88,305	87,664	89,130	89,300
Incorporated	129,389	131,329	137,326	138,260	139,183	140,240	143,536	145,895	148,236	149,270	149,800
Grandview	8,377	8,410	8,415	8,475	8,540	8,705	8,840	9,150	9,335	9,405	9,290
Granger	2,530	2,575	2,645	2,710	2,760	2,835	2,880	2,955	3,050	3,065	3,100
Harrah	566 *	614 *	621 *	620	630	630	630	630	630	595	630 *
Mabton	1,891	1,905	1,885	2,045	2,065	2,065	2,075	2,080	2,085	2,100	2,165
Moxee	821	835	835	850	895	1,310	1,800	2,065	2,415	2,525	2,695
Naches	643	703 *	705	730 +	758 +	755 +	761 +	805	756 *	765	770
Selah	6,310	6,405	6,370	6,500	6,625	6,740	6,840	6,935	7,100	7,185	7,180
Sunnyside	13,905	14,010	13,970	14,300	14,520	14,710	14,930	15,130	15,210	15,340	15,410
Tieton	1,154	1,175	1,185	1,185	1,185	1,185	1,195	1,200	1,195	1,195	1,195
Toppenish	8,946	8,975	8,975	8,940	9,000	9,000	9,015	9,105	9,140	9,090	9,080
Union Gap	5,621	5,655	5,650	5,665	5,675	5,695	5,685	5,700	5,745	5,830	5,850
Wapato	4,582	4,555	4,500	4,525	4,525	4,535	4,540	4,540	4,555	4,555	4,605
Yakima	71,845	73,040	79,120	79,220	79,480	79,480	81,710	82,940	84,300	84,850	85,040
Zillah	2,198	2,472 *	2,450	2,495	2,525	2,595	2,635	2,660	2,720	2,770	2,790
Washington	5,894,143 \$	5,974,910 \$	6,041,710 \$	6,098,300	6,167,800	6,256,400	6,375,600	6,488,000	6,587,600	6,668,200	6,732
Unincorporated	2,374,593 \$	2,407,904 \$	2,423,073 \$	2,361,802 \$	2,395,226	2,438,882	2,473,714	2,513,805	2,527,130	2,552,500	2,536
Incorporated	3,519,550 \$	3,567,006 \$	3,618,637 \$	3,736,498 \$	3,772,574	3,817,518	3,901,886	3,974,195	4,060,470	4,115,700	4,196,500

Liberty Lake, Spokane County, incorporated on August 31, 2001. Spokane Valley, Spokane County, incorporated on March 31, 2003.

The county and municipal populations shown for 2000 are, with a few exceptions, the 2000 federal census Public Law 94-171 counts. Some 2000 counts may differ from the federal census.

* - State Certified Special Census.

+ - Informal population count. Does not meet criteria for a special census.

\$ - Indicates a correction to the federal 2000 census count and/or a revised state estimate.

@ - Incorporation Base. First Office of Financial Management April 1 estimate after incorporation.

Office of Financial Management - Forecasting Division / June 30, 2010



July 16, 2010

To: City Manager
For Council Consideration

From: Finance Director

Subject: Council Financial Report

The Council Financial Report for the period ending June 30, 2010 has been posted, for Council and public review, on the City's web site, <http://www.ci.moses-lake.wa.us/230.html>.

Respectfully Submitted,

Ronald R. Cone, CPA, CGFM
Finance Director

